

Date

10-9-08

Mr. Don Ashton  
Deputy Executive Officer  
Los Angeles County Board of Supervisors  
Room 383, Kenneth Hahn  
Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Mr. Ashton:

Subject:

Use:

MOTEL

Address

PASADENA, CA 91107

Zoned District

Related zoning matters:

Tract or Parcel Map No.

$$n/A$$

Change of Zone Case No.

$$n/v$$

Other

This is a notice of appeal from the decision of the Regional Planning Commission on:  
(Check One)

☒ The Denial of this request

The Approval of this request

The following conditions of the approval:

Briefly, the reason for this appeal is as follows:

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Enclosed is a check (or money order) in the total amount of \$ 1,548 <sup>00</sup>/<sub>1</sub>.  
The amount of \$1,548.00 for applicants or \$775.00 for non-applicants is to cover the  
Regional Planning Department's processing fee.

Diana Mei Chang  
(Signed)

Appellant

DIANA MEI CHANG

Print Name

3872 E. Colorado BL

Address

PASADENA, CA 91107

626-757-0807

Day Time Telephone Number

2008 OCT -1 AM 3:53

ENCLOSURE



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon, FAICP  
Director of Planning

October 1, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Diana Mei Chang  
3872 E. Colorado Blvd.  
Pasadena, CA 91107

RE: PROJECT NO. R2006-01315-(5)  
CONDITIONAL USE PERMIT CASE NO. 200600095-(5)  
REQUEST TO CONTINUE OPERATION AND MAINTENANCE OF A MOTEL

Dear Ms. Chang:

The Regional Planning Commission, by its action of October 1, 2008, **DENIED** the above described Conditional Use Permit.

The applicant or other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on October 15, 2008.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

For further information on appeal procedures or any other matter pertaining to this case, please contact Mi Kim in the Zoning Permits Section I at (213) 974-6443.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Bruce W. McClendon, FAICP  
Director of Planning

Mark Child  
Supervising Regional Planner  
Zoning Permits I Section

Enclosures: Findings

c: Board of Supervisors; Department of Public Works (Building and Safety); Zoning Enforcement





**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**PROJECT NO. R2006-01315-(5)  
CONDITONAL USE PERMIT NO. 200600095-(5)**

**REGIONAL PLANNING COMMISSION HEARING DATE: September 10, 2008**

**SYNOPSIS:**

The applicant, Diana Mei Chang, is requesting a conditional use permit to authorize the continued operation and maintenance of a 13-unit, two-story motel, which was built in 1947. The subject property is a compact 5, 667 square-foot lot with 7 parking spaces. The subject property is located at 3872 E. Colorado Blvd., Pasadena in the East Pasadena-East San Gabriel community.

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION**

September 10, 2008

A duly noticed public hearing was held on September 10, 2008. The applicant spoke in favor of the project; nine residents testified in opposition. The opponents stated the subject motel is one of many motels in the area with a history of prostitution and housing of sex offenders and parolees. They also stated that the subject motel is particularly egregious; this was noted in the Sheriff's report. The Commission continued the public hearing to October 1, 2008 and directed staff to prepare the final documents for denial. Commissioners Helsley, Bellamy, Valadez, and Modugno were present, Commissioner Rew was absent.

October 1, 2008

The Commission held a continued public hearing from September 10, 2008. At the previous public hearing, the Commission instructed staff to prepare final documents for denial.

The applicant submitted additional material showing improvements and steps taken since the last public hearing. The applicant repaved the parking lot, provided additional landscaping, provided security surveillance, and sent letters to the Division of Adult Parole Operation to discontinue placement of parolees at the subject motel.

The applicant and representative testified in support of the request. Ten persons, members of EPIC (East Pasadena Improving Community), testified in opposition. They cited concerns over prostitution and housing of sex offenders and parolees at the subject motel and at other motels in the area.

The Commission took final action, voting 5-0 to deny the request for a conditional use permit. Commissioners Helsley, Bellamy, Valadez, Rew and Modugno were present.

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a 13-unit, two-story motel, which was built in 1947.
2. The property is located at 3872 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District, Fifth Supervisorial District.
3. The subject site is zoned C-2 (Neighborhood Business Zone).
4. The subject property is developed with an existing motel. The motel was constructed in 1947. In 1965, the County Code was amended to require a conditional use permit for a motel in the C-2 zone.
5. The subject property does not meet current requirements for parking, landscaping and setbacks.
6. The Sheriff's Department reports that the subject property has a history of prostitution and crime, and housing of sex offenders and parolees. The Sheriff's report specifically notes that that the subject motel "has long been a nuisance and haven for criminal activity in the East Pasadena community."
7. Residents testified and the Sheriff's corroborates that the subject motel is one of the most egregious motels when it comes to prostitution activities and housing of sex offenders and parolees.
8. The City of Arcadia submitted a letter stating that the Arcadia Police Department has made arrests at the motel for robbery/sexual assault suspect, prostitution, drugs, and warrants.
9. Staff received 20 comments in opposition to the continuation of the motel and no comments in support.
10. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the

Section Head of the Zoning Permits I Section, Los Angeles County  
Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION  
CONCLUDES:

- A. The proposed use is not consistent with the adopted general plan for the area;
- B. The proposed site is not adequate in size and shape to accommodate the parking, landscaping and other development features;
- C. That the requested use at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- D. That the requested use will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- E. That the requested use will jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates/does not substantiate the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**PLANNING COMMISSION ACTION:**

In view of the findings of fact presented above, Conditional Use Permit. No. RCUP 200600095-(5), is **DENIED**.

**VOTE**

**Concurring:** Helsley, Bellamy, Valadez, Rew, Modugno

**Dissenting:** None

**Abstaining:** None

**Absent:** None

**Action Date:** October 1, 2008



# REGIONAL PLANNING COMMISSION

## Transmittal Checklist

Hearing Date -  
September 10, 2008  
Agenda Item Number  
7

Project Number: R2006-01315-(5)  
Case(s): Conditional Use Permit No. 200600095-(5)  
Contact Person: Mi Kim [mkim@planning.lacounty.gov](mailto:mkim@planning.lacounty.gov) x46443

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: Mark Chua





Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

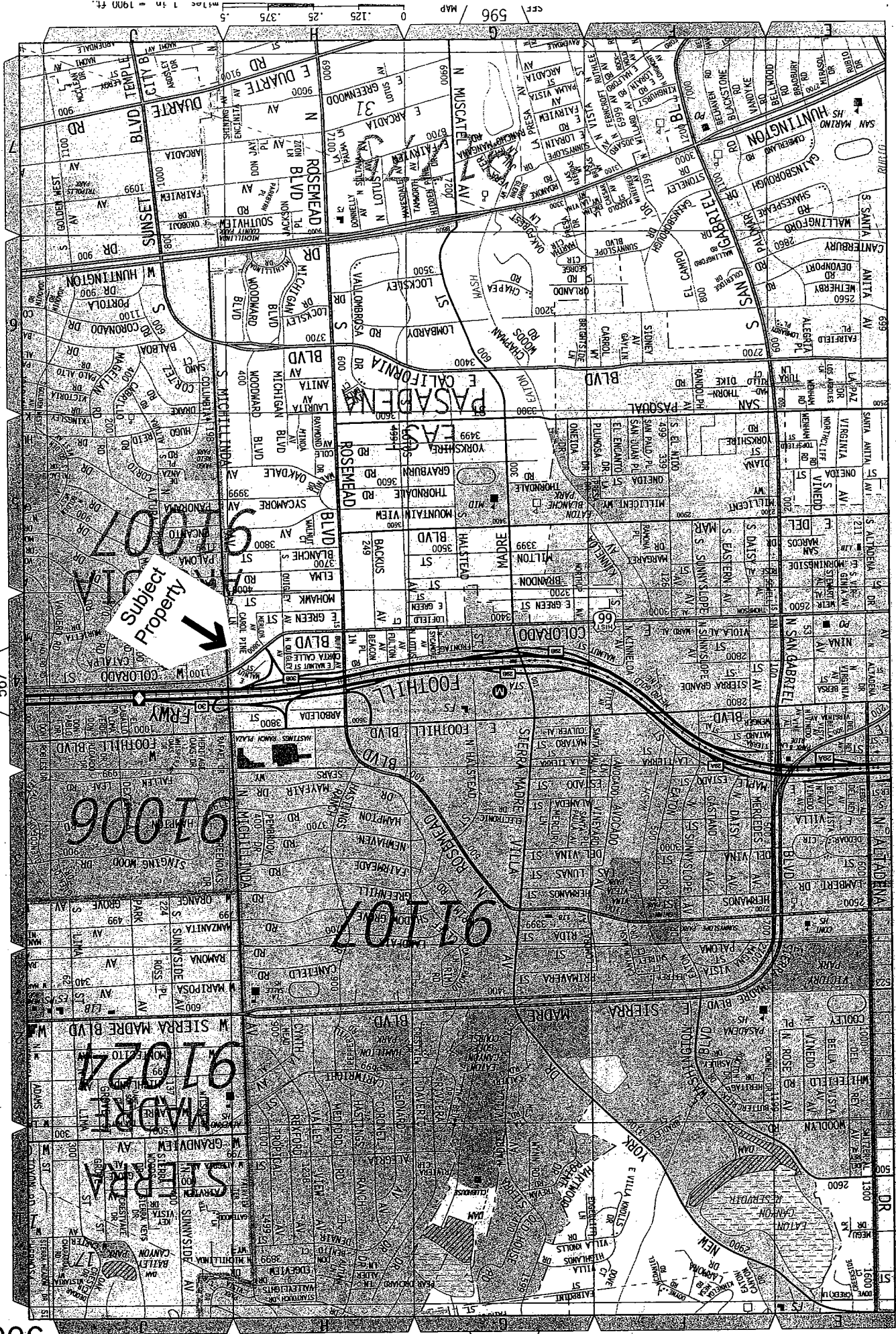
PROJECT NO. R2006-01315-(5)

CASE NO. RCUP 200600095-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 7	
PUBLIC HEARING DATE September 10, 2008	

<b>APPLICANT</b> Diana Mei Chang		<b>OWNER</b> Dana Glen Inc		<b>REPRESENTATIVE</b> --	
<b>ENTITLEMENT REQUEST</b> Conditional use permit for the continued operation and maintenance of a motel in a C-2 (Neighborhood Business) zone.					
<b>LOCATION/ADDRESS</b> 3872 East Colorado Blvd., Pasadena					
<b>ACCESS</b> Via East Colorado Blvd			<b>ZONED DISTRICT</b> East Pasadena		
<b>ASSESSORS PARCEL NUMBER</b> 5755-028-008			<b>COMMUNITY</b> East Pasadena – East San Gabriel		
<b>SIZE</b> 5,667 square feet			<b>COMMUNITY STANDARDS DISTRICT</b> East Pasadena – East San Gabriel CSD		
<b>EXISTING LAND USE</b>			<b>EXISTING ZONING</b>		
Project Site	Motel		C-2 (Neighborhood Business)		
North	Office Building, Paint Store		C-2 (Neighborhood Business), C-2-DP (Neighborhood Business – Development Permit )		
East	Service Station, Single Family Residence		C-2, R-2 (Two Family Residence)		
South	Single Family Residence		R-2		
West	Vacant Store, Liquor Store, Offices		C-2		
<b>GENERAL PLAN</b>		<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>		<b>CONSISTENCY</b>
Countywide		C - Major Commercial	n/a		See Staff Analysis
<b>ENVIRONMENTAL DETERMINATION</b> Categorical Exemption – Class 1(Existing Facilities)					
<b>PROJECT DESCRIPTION</b> The 13-unit motel is a two-story structure, which was built in 1947. The subject property is located on a 5,667-square foot, rectangular, flat lot with access via East Colorado Blvd. The site plan depicts 7 parking spaces including one handicap parking space.					
<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>• Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.</li><li>• Satisfaction of Section 22.44.135 of Title 22 of the Los Angeles County Code, East Pasadena – East San Gabriel CSD requirements.</li><li>• Satisfaction of Section 22.28.170 of Title 22 of the Los Angeles County Code, Development Standards, C-2 (Neighborhood Business Zone).</li><li>• Consistency with the Los Angeles County General Plan.</li></ul>					
<b>TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS</b>					
<b>STAFF CONTACT PERSON</b>					
RPC HEARING DATE(S)		RPC ACTION DATE		RPC RECOMMENDATION	
MEMBERS VOTING AYE		MEMBERS VOTING NO		MEMBERS ABSTAINING	
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>					
<b>SPEAKERS*</b>		<b>PETITIONS</b>		<b>LETTERS</b>	
(O)	(F)	(O)	(F)	(O)	(F)

\*(O) = Opponents (F) = In Favor



Map taken from:  
"The Thomas Guide, 2006 Edition"  
Copyright 2006 Rand McNally & Co.  
Project No. P2006-01315-(51)  
Case No. PCUP 200 600045 (S)





**STAFF ANALYSIS**  
**PROJECT NUMBER R2006-01315-(5)**  
**CONDITONAL USE PERMIT CASE NO. RCUP 200600095-(5)**

**ENTITLEMENT REQUEST**

A conditional use permit is requested to authorize the continued operation and maintenance of an existing 13-room motel in a C-2 (Neighborhood Business) zone.

**PROJECT DESCRIPTION**

The motel is an existing 13-room, two-story motel built in 1947. In 1965, the County Code was amended to require a special use permit in the C-2 zone. The amortization period of the nonconforming use expired in 2005 and an application for a conditional use permit was filed on May 1, 2006. The applicant, Diana Mei Chang, purchased the property in 2002.

The motel is a rectangular bungalow. The rooms' doors and windows open to the parking area and the site plan depicts 7 parking spaces, including 1 handicap parking space.

**LOCATION**

The subject property is located at 3872 E. Colorado Blvd., Pasadena, in the East Pasadena-East San Gabriel community.

**SITE DESCRIPTION**

The site plan depicts a 13-unit, 2-story motel with parking. The site plan shows access to the property is via a one-way entrance from East Colorado Blvd. Exit is provided to the rear of the property into an alley. The site plans depicts 7 parking spaces, including one handicap parking space.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for a Class 1 Categorical Exemption (existing facilities).

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PREVIOUS CASES/ZONING HISTORY**

There are no prior cases on the subject property.

## STAFF EVALUATION

### General Plan Consistency

The subject property is designated "C"—Major Commercial in the Los Angeles Countywide General Plan. Properties within this designation are suitable for central business parks, regional office complexes, major shopping malls and centers, and a range of retail stores and services. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.

### Zoning Ordinance and Development Standards Compliance

East Pasadena-San Gabriel Community Standards District—Zone C-2 Development Standards (Section 22.44.135)

**Maximum Height.** The maximum height requirement of all structures, except chimneys and rooftop antennas is 35 feet.

*The existing structure stands 23.2 feet tall. This structure meets the County Code's height requirement.*

**Maximum Floor Area.** The maximum floor area allowed is 100 percent of the net lot area, including all enclosed buildings.

*The subject property has a lot area of 5,667 square feet. The site plan depicts the total floor area of the motel as 3,081 square feet. This is approximately 54% of the lot area. The structure meets the floor area requirement.*

**Maximum Lot Coverage.** The maximum lot coverage allowed is 75 percent of the net lot area, including all enclosed buildings.

*The lot coverage is 54% of the lot area. The existing motel meets the lot area requirement.*

**Setback.** Structures that exceed 17 feet in height and located on a lot or parcel of land adjacent to a residential zone require at least a 5 feet setback.

*The subject property does not have setbacks as required by the CSD. The East Pasadena-San Gabriel Community Standards District was adopted in 2002 after the motel was built. The existing motel is legal nonconforming with regard to CSD setback requirements.*

**Lighting.** Exterior lighting with a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination is required.

*The subject property has lighting mounted on the exterior wall fronting the alley. A condition to ensure that lighting is hooded and directed away from adjacent parcels is recommended.*

**Signs.** Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way are prohibited.

*The subject property has one wall business sign, and one projecting sign that extends into the public right-of-way, which were built before the East Pasadena-San Gabriel Community Standards District was adopted in 2005. The projecting sign which extends into the public right of way would not meet the current CSD sign regulations and is legal non-conforming due to CSD standards.*

C-2 Zone Development Standards (Section 22.28.170)

**Landscaping.** Ten (10) percent of the net area is required to be landscaped with a lawn, shrubbery, flowers and/or trees and continuously maintained in good condition.

*The subject property has little landscaping. Approximately 80 square feet or 0.01 percent of the lot area is landscaped. This landscaping, a few shrubs, is provided near the motel's exterior wall fronting East Colorado Blvd. The property does not meet current landscaping requirements and landscaping is legal non-conforming.*

**Outside Display.** Unless authorized by a temporary use permit, display in Zone C-2 is required to be located entirely within an enclosed building:

*The subject property does not have any outside display nor is any proposed.*

**Wall business signs.** In the C-2 zone, a maximum of three square feet of wall sign area for each one linear foot of building frontage is allowed. A projecting business sign can be substituted for the wall sign in proportion to the amount of wall sign being substituted. A wall sign projecting over the public right-of-way are subject to the requirements of the Building Code.

*The current sign regulations would allow the subject property to have wall business signs with a total area of 123 square feet. The subject property has two existing signs: wall business sign and projecting wall business sign. The wall sign has an area of 24 square feet. The projecting wall business sign has two faces, each with 17 square feet of sign face. The total existing sign face for the purposes of sign face calculation is 92 square feet. The existing signs are consistent with the sign regulations for a C-2 zone.*

Parking (Section 22.52.1140)

**Required parking space.** Motels require one parking space for each guest room; and at least one parking space per each dwelling unit.

*The project has 13 guest rooms and a manager's room. A total of 14 parking spaces are required. The subject property does not meet current parking requirements. The site plan depicts 7 parking spaces including one handicap parking space; parking is legal nonconforming.*

**Landscaping.** At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses.

*The site plan does not show any landscaping in the parking area. Landscaping is legal nonconforming.*

**Backup Distance.** Fourteen feet backup space is required for 45 degree parking space.

*The site plan depicts the backup space or aisle width as 14.3 feet. The backup space provided is consistent with current county regulation.*

#### **Neighborhood Impact/Land Use Compatibility**

East Colorado Blvd is a major east-west commercial corridor and part of the Historical Route 66 extending from one major tourist destination, Old Town Pasadena, to another, Santa Anita Race Track.

The area surrounding the subject property can be characterized as a residential neighborhood with major commercial activity along East Colorado Blvd and Michillinda Ave. The nearby 210 Freeway runs parallel to East Colorado Blvd with on and off ramps East Colorado Blvd and Michillinda Ave. Zoning and land use policy reflect the existing land use. Properties fronting East Colorado Blvd are zoned C-2 (Neighborhood Business), but immediately behind the commercial properties, zoning is either R-1 (Single Family Residence) or R-2 (Two Family Residence).

Zoning north of the subject property is C-2 or C-2-DP. These properties are developed with paint store, office building, motel, meeting hall, salon, photographer studio, plumbing supply store, and car rental lot. To the east, the properties are zoned C-2 or R-2. These properties are developed with a gas station, a restaurant, and single family residences. To the south, zoning is either R-2 or R-1. These properties are developed with single family residences and one property is developed with a utility facility. To the west, zoning is C-2. These properties are developed with a supply store, liquor store, offices, and restaurant.

Staff visited the site on August 24, 2006. The subject property is small and compact—the total lot area is 5,667 square feet. The property is in need of maintenance. The trash bin was in plain view near the alley. The trash bin should be enclosed, but there is no space on the property to properly house a trash enclosure without giving up a parking space, which is already lacking. The area not taken up by a structure is designated for

parking with little room for any other improvement. Storage space seems to be lacking. Sacks of what looked to be dirty laundry were stored under the stairs. There was little landscaping on the subject property. Few shrubs are growing by the exterior wall near the sidewalk.

Zoning Enforcement Officer conducted a site inspection on August 16, 2008 and did not find zoning violations.

#### **Burden of Proof**

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

##### Sheriff's Department

In a Crime Statistics Report provided by the Sheriffs on August 11, 2008, the Sheriff's Department reports it has long received complaints from the residents about criminal activities in the area and the condition of the subject property. The Sheriff's also reports that "the "Lucky Star" motel has long been a nuisance and haven for criminal activity in the East Pasadena community. The report also notes that between 15 to 17 sex-offenders, registered with the state and on the Megan's law website, are housed at this motel. Four of the sex-offenders recently checked in with the Temple City Station and reported being kicked out of the motel last week. The motel told them it was due to renovations.

The Sheriff's report also provides crime statistics for the last three years as follows:

	<b>Regional Allocation of Police Services</b>	<b>Reports taken</b>	<b>Arrests for Prostitution</b>	<b>Arrests for Drugs</b>	<b>Arrests for Parole Violation</b>
<b>2006</b>	25	10	0	56	7
<b>2007</b>	27	7	48	50	7
<b>2008</b>	17	5	12	26	4
<b>Total</b>	69	22	60	132	18

##### Fire Department

The Fire Department cleared this item for a public hearing. The comment letter dated December 12, 2007 noted access is adequate as shown on the site plan and fire flow is adequate.

##### Department of Public Works

The department had no comment.

### STAFF RECOMMENDATION

The subject property is located on a commercial corridor. The motel was built in 1947 before many of the current development regulations and the CSD were adopted. The property is legal nonconforming in regards to setback, landscaping, and parking as required by the CSD, C-2 zone development standards, and parking regulations. Otherwise, it is consistent with the zoning regulations and the land use policy designation.

The continuation of the motel may be approved as a legal nonconforming use consistent with zoning and land use policy. However, residents dating as far back as the 1980's in other motel cases testified that the motels in the area have contributed to the prostitution and crime in the area. At recent public hearings, on another motel case, residents testified that prostitution and housing of sex offenders in the motels have long been a problem. The Sheriff's Department also recently attested to this; the Sheriff's report notes that the subject motel has been a "haven of criminal activity." The Commission may wish to deny this project based on the history of prostitution and accompanying criminal activities at the subject property which have a negative impact on the community.

Motions for approval and denial are provided as this report is provided prior to the public hearing and the Commission's action may depend on the testimony and/or the documentary evidence presented at the public hearing.

### Suggested Approval Motion

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION **APPROVES** CONDITIONAL USE PERMIT NO. 200600040-(5) WITH FINDINGS AND CONDITIONS."

### Suggested Denial Motion

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION **DENIES** CONDITIONAL USE PERMIT NO. 200600040-(5) WITH FINDINGS AND CONDITIONS."

### PUBLIC COMMENTS

Staff has not received any comments to date.

### FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Planning Commission.

Prepared by Mi Kim, Principal Regional Planning Assistant  
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits I Section

**Attachments:**

Community Development Commission Letter  
Sheriff's Report  
Motel Study Matrix  
GIS Map of Motels on East Colorado Corridor  
Draft Findings  
Draft Conditions  
Applicant's Burden of Proof statement  
Site Photographs  
Site Plan  
Land Use Map

**MC:MKK 9/10/08**







**COMMUNITY DEVELOPMENT COMMISSION**  
**of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755  
323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



Gloria Molina  
Yvonne Brathwaite Burke  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich  
Commissioners

**William K. Huang**  
Acting Executive Director

August 11, 2008

Mr. Harold V. Helsley, Chair  
The Los Angeles County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012

**Re: Revitalization of the East Colorado Boulevard Corridor  
Unincorporated Community of East Pasadena**

Dear Mr. Helsley:

This letter is to inform you that Community Development Commission (CDC) staff have conducted several site visits and surveyed the East Colorado Boulevard Corridor in unincorporated East Pasadena. Our review and analysis was pursuant to a written request dated June 16, 2008 by the Los Angeles County Regional Planning Commission who heard complaints from residents of the area about illegal activities such as prostitution and drugs along East Colorado Boulevard and a general decline of the commercial corridor.

**Observations**

The commercial corridor along Colorado Boulevard from Northrup Avenue on the west to Michillinda Avenue on the east has excellent access to the 210 Freeway with off ramps at Madre Street and Merlon Avenue and a frontage road from East Walnut Street to Rosemead Boulevard. The dominant commercial uses along Colorado Boulevard include Target, Smart and Final, Cadillac and Buick automobile dealerships, Cost Plus, Staples, Coco's Restaurant and home improvement stores such as OSH, Sherwin Williams paint stores, and specialty door and flooring companies. There are smaller commercial lots between Rosemead Boulevard and Michillinda Avenue and there are a few vacancies in these smaller stores.

The most prominent vacancy at 3722 E Colorado was a former sewing center that will soon reopen as a medical office use. Real estate brokers who serve the area say that more vacancies have been occurring and attribute it to the economy and increased competition from a higher income area and strong retail sales north of the 210 Freeway. However, with a few exceptions, the corridor features well-maintained properties with adequate parking on large lots. The intersection of Colorado and Rosemead Boulevards has high



Harold V. Helsley  
August 11, 2008  
Page Two

traffic counts, a good indicator for retail businesses. Additionally, the area is relatively free of graffiti.

Because of the excellent freeway access and the nearby attractions of Santa Anita Race Course, Los Angeles County Arboretum, Rose Bowl, Huntington Gardens, and Old Town Pasadena, the area is part of a larger San Gabriel Valley tourist destination. As a result, there are eight motels in the area ranging from a Best Western Pasadena Inn and a Holiday Inn Express to a Days Inn and the Lucky Star Motel.

APN Number	Address	Name	Year Built	Owner	Last Sale	No. of Rooms
5755-029-014	3800 East Colorado Blvd	Days Inn	1964	Bhupendra Bhakta/Yasmin Sitaram	2005	34
5754-003-029	(Pasadena) 3321 East Colorado Blvd	Quality Inn Motel	1985	King Pacific Pasadena Investment Inc	1998	70
5755-001-025	3625 East Colorado Blvd		1959	Thomas & Heidi Liu	2003	28
5754-018-009	3474 East Colorado Blvd		1956	Gerald & Diane Wang	2005	42
5754-018-017 5754-018-020	3500 East Colorado Blvd	Holiday Inn Express	1989	Oak View Hotel LP	2002	81
5754-019-033	3570 East Colorado Blvd	Best Western Pasadena Inn	1981	Grand Pasadena Inn Inc	2007	64
5755-004-031	3600 East Colorado Blvd	Best Western Pasadena Royale	1986	Rhythm Sea LLC	2005	61
5755-028-008	3872 East Colorado Blvd	Lucky Star Motel	1947	Glen Dana Inc	1978	13

### **Redevelopment Project Area**

Redevelopment is a process created to assist city and county government in eliminating blight from a designated area, and to achieve desired development, reconstruction and rehabilitation including but not limited to: residential, commercial, industrial, and retail. The establishment of a redevelopment project area is a long process of identifying a study area, then specific project areas for which a redevelopment plan is prepared and adopted by the Board of Supervisors. Redevelopment project areas may be formed for up to thirty years plus a ten year extension.

To qualify as a redevelopment project area, the area must be characterized by conditions causing a reduction of property use of the area to such an extent that it constitutes a serious physical or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone. The State definition of slums or blight (Health and Safety Code Sec. 33030(b)) is one that requires the area to be predominately urbanized and either:

- 1) an area that is characterized by the existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownerships; or,
- 2) An area that is characterized by both physical and economic conditions that cause blight:
  - a) Physical conditions that cause blight include buildings which are unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design, physical construction, faulty or inadequate utilities, or other similar factors. Physical conditions also include inadequate building size given present standards and market conditions, or lack of parking.
  - b) Economic conditions that cause blight include depreciated or stagnant property values, abnormally high business vacancies, abandoned buildings, residential overcrowding, and a high crime rate. Economic conditions also include an excess of bars, liquor stores or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.

Redevelopment activities are funded by property tax increment -- increased property taxes generated in the redevelopment area that result from increased property values. Generally, for a redevelopment project area to be viable it must generate sufficient tax increment to fund activities by having a large project area, or experience major changes in land use through increased development in the area.

Harold V. Helsley

August 11, 2008

Page Four

Taken overall, the East Colorado Corridor would not meet the test of both physical and economic conditions to qualify for a finding of blight. Moreover, we do not believe there would be community support for an increase in development intensity sufficient enough to create tax increment to fund property acquisition, relocation and other redevelopment activities.

### **Revitalization Area**

In assessing the opportunities for economic revitalization as opposed to redevelopment, we found that the residential population in the unincorporated area near Colorado and Rosemead Boulevards is not predominately low- and moderate-income, nor do the businesses along Colorado Boulevard serve a low- and moderate-income community. The population in the area is 35% low- and moderate-income, compared to the minimum requirement of 51% to qualify for Community Development Block Grant (CDBG) funds for programs such as a commercial façade improvement program.

CDBG is the primary source of funding for the CDC's Community Business Revitalization (CBR) program that provides grants to property owners to improve the exterior of their commercial buildings. Eligible improvements typically include painting, awnings, storefront replacement, and signs. The CDC pays for design and construction management services and contracts for the construction. The CBR program requires property owners to share in the cost of the improvements.

### **State Enterprise Zone**

The designation of an area as a State Enterprise Zone is a competitive process that includes meeting criteria such as a high (7.4 percent) unemployment rate and at least 70 percent of households with incomes below 80 percent of median County family income.

Designation provides tax credits and incentives to businesses located in the area who hire employees that qualify under any one of several categories, such as residents of a low-income area, unemployed, receiving public assistance, ex-offenders, veterans, disabled, or a member of a recognized Indian Tribe. Tax credits are also available for equipment purchased for use in the zone. Lenders can earn tax-free interest on loans made to Enterprise Zone businesses. Net operating losses may be carried forward for 15 years to reduce the amount of taxable income for those years.

The City of Pasadena's Enterprise Zone links directly to the unincorporated County area in question, making expansion of Pasadena's Enterprise Zone a possibility if the area has not already been expanded by 15% and the City is willing to extend the area into unincorporated East Pasadena.

Harold V. Helsley  
August 11, 2008  
Page Five

The East Colorado Corridor does not meet the State Enterprise Zone criteria as an area that is economically depressed. However, a State Enterprise Zone provides tax benefits and does not target objectionable activities such as those voiced by the community at public hearings.

### **Business Loan Programs**

For your information, the CDC has a number of loan programs available to businesses for working capital and improvements to facilities. Eligibility for the loans is related to the creation or retention of low- and moderate-income jobs. While there could be businesses within the East Pasadena corridor that may be interested in the loans, this funding mechanism will not address the underlying concern of objectionable activities.

### **Summation**

Having carefully researched the area, the East Pasadena corridor would not qualify for a redevelopment project area or a State Enterprise Zone. Moreover, other CDC revitalization programs would not address the reported illegal activities that appear to be related to a few individual properties.

If you have any questions or need further information, please call me at (323) 890-7400 or Corde Carrillo, Director of Economic/Redevelopment at (323) 890-7205.

Sincerely,



WILLIAM K. HUANG,  
Acting Executive Director

bj:eastpasadena





Los Angeles County Sheriff's Department

**Temple Station Detective Bureau**

8838 East Las Tunas Drive

Temple City, CA 91780

Date: 08-11-08

To: REGIONAL PLANNING

Attn: MI KIM

Fax No.: 213-626-0434

From: DEP. ANDREW SANDOR

Re: 3872 AND 3800 COLORADO BL, PASADENA

Phone No.: (626) 285-7171 Ext.: 3346

Fax No.: (626) 287-7353

Number of Pages (Including Cover): 3

**3872 Colorado Blvd. Pasadena, CA --- "Lucky Star Motel"**Raps: (Regional Allocation of Police Services)

2006 - 25 calls

2007 - 27 calls

2008 - 17 calls

Reports taken:

2006 - 10 reports

2007 - 7 reports

2008 - 5 reports

<u>Arrests:</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>Total</u>
Prostitution:	0	48	12	60
Drugs:	56	50	26	132
Parole Violation:	7	7	4	18
Total:	63	105	42	210

The "Lucky Star" motel has long been a nuisance and haven for criminal activity in the East Pasadena community. Much of the problem can be attributed to the lax attitude of the owner and manager of the location. Renting rooms by the hour, renting rooms without requiring identification, and the general rundown appearance all contribute to the "seedy" atmosphere.

The reduction in the amount of activity and calls for service at the location may not be due to the owner's actions, but more for monetary gain. The "Lucky Star" currently houses between fifteen and seventeen paroled registered sex offenders, which is paid for by the State of California and provides a steady source of tenants. This is especially true, since the neighboring "Days Inn" has refused to allow the state to place any more parolee sex offenders at their location.

The "Lucky Star" is separated from the residential neighborhood by a narrow alley on the south. It is much too close to the children of this community to be allowed to continue operation in this dangerous manner.



**HOTELS IN UNINCOPORATED LOS ANGELES WITHIN 0.5 MILE OF THE PROJECT SITE**

	Address	Name	Year Built	No. of Rms	Project No.	Case No.	Case Notes	Grant Expires
1	3800 E. Colorado Blvd.	Days Inn aka Regal Inn	1964	34	R2006-01328	RCUP 200600099	Commission will consider the CUP request 9/10/08. Case continued from 2/6/08, 3/5/08, and 6/11/08.	--
2	3625 E. Colorado Blvd.	Pasadena Motel	1959	28	00-255	CP00-255	CUP to continue the existing motel in a C-2 zone was granted on 5/17/2001.	2021
3	3474 E. Colorado Blvd.	Hiway Host Motel	1956	42	01-126	CP01026	CUP to continue the existing motel in a C-2 was granted on 2/14/2001.	2012
4	3500 E. Colorado Blvd.	Holiday Inn Express	1989	81	87128	CP87128 ZC87128	CP87128 Zone change from C3, R3P & B1 to C-3-DP was adopted on 5/26/88. CUP to allow the construction of a hotel, restaurant and retail stores in C-3-DP zone was approved on 3/9/88.	--
					99103	CP99103	CP99103 CUP granted to establish a acupuncture therapy business on 11/16/1999	2009
5	3570 E. Colorado Blvd.	Best Western - Pasadena Inn	1981	64	1523		CUP to construct and operate a motel in C-3 zone was approved by the zoning board on 10/16/79.	--
6	3600 E. Colorado Blvd.	Best Western - Pasadena Royale	1986	61	572	CP2440	CUP to construct the 61-unit motel was approved on 6/6/84.	--
7	3872 E. Colorado Blvd.	Lucky Star Motel	1947	13	R2006-01315	RCUP 200600095	Commission will consider the CUP request to continue an existing 13-unit motel in C-2 zone on 9/10/08	--
8	3853 E. Colorado Blvd.	El Rancho Motel	1950	17	00-60	CP00-60 ZC00-60	Zone change from R-2 to C-2-DP was adopted on 10/23/2001. CUP to continue the existing motel was approved on 6/13/08. <i>Commissioners by common.</i>	2021

**HOTELS IN CITY OF PASADENA WITHIN 1.5 MILE OF THE PROJECT SITE**

	Address	Name	Year Built	No. of Rooms	Project No.	Case No.	Case Notes	Grant Term
1	2462 Colorado Blvd.	Comfort Inn	1984	50	--	--	--	--
2	2800 Colorado Blvd.	Swiss Lodge	1961	33	--	--	--	--
3	2814 Colorado Blvd.	Astro Motel	1962	26	--	--	--	--
4	2855 Colorado Blvd.	Siesta Inn	1986	20	--	--	--	--
5	2863 Colorado Blvd.	Super 8 Motel	1970	71	--	--	--	--
6	2870 Colorado Blvd.	Ace Motel	1947	12	--	--	--	--
7	3321 Colorado Blvd.	Quality Inn Motel	1985	70	--	--	--	--
8	2860 (2850, ) Colorado Blvd.	America's Best Value Inn			--	--	--	--



**PROJECT NO. R2006-01315-(5)**  
**CONDITONAL USE PERMIT NO. 200600095-(5)**

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: September 10, 2008**

**SYNOPSIS:**

The applicant, Diana Mei Chang, is requesting a conditional use permit to authorize the continued operation and maintenance of a 13-unit, two-story motel, which was built in 1947. The subject property is a compact 5,667 square-foot lot with 7 parking spaces. The subject property is located at 3872 E. Colorado Blvd., Pasadena in the East Pasadena-East San Gabriel community.

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION**

Findings

1. The applicant is requesting a conditional use permit to authorize the continued operation and maintenance of a 13-unit, two-story motel, which was built in 1947.
2. The subject property has two existing business signs, a wall business sign and a projecting wall sign extending into the public right of way. The signs have a combined sign face of 92 square feet and meet the requirements for signs in the C-2 zone.
3. The property is located at 3872 E. Colorado Blvd., Pasadena in the East Pasadena Zoned District, Fifth Supervisorial District.
4. The subject site is zoned C-2 (Neighborhood Business Zone).
5. The subject property is developed with an existing motel. The motel was constructed in 1947. In 1965, the County Code was amended to require a conditional use permit for a motel in the C-2 zone. Pursuant to Section 22.56.1540 of the County Code, the use on the subject property became nonconforming, and the amortization period expired in 2005. The applicant purchased the subject property in 2002.
6. The Department of Regional Planning has determined that the applicant's request to allow the continued operation of the existing facility qualifies for

a Class 1 Categorical Exemption (existing facilities). Based upon CEQA analysis, the project will have no significant impact on the environment.

7. The subject property is designated Major Commercial in the Los Angeles Countywide General Plan. Properties in areas with this designation are suitable for central business districts, regional office complexes, major shopping malls and centers, and a range of mixed commercial retail and service activities. The existing motel is consistent with the Major Commercial land use designation of the Los Angeles Countywide General Plan.
8. The Sheriff's Department reports that the subject property has a history of prostitution and crime.
9. Surrounding properties land uses include the following uses:
  - North: retail, office, and motel
  - East: service station, restaurant, and single family;
  - South: single family and utility
  - West: retail, office, restaurant
10. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- C. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates/does not substantiate the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**PLANNING COMMISSION ACTION:**

In view of the findings of fact presented above, Conditional Use Permit. No. RCUP 200600095-(5), is APPROVED/DENIED, subject to the attached conditions.

**VOTE**

**Concurring:**

**Dissenting:**

**Abstaining:**

**Absent:**

**Action Date:**

MC:MKK

09/10/08

**DRAFT**



This grant authorizes the continued use of the subject property as a 13-unit, two-story motel in accordance with the approved Exhibit "A" and subject to the following conditions of approval and approval of a parking permit.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 10.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within one hundred and twenty (120) days from the date of approval. A one-month time extension may be requested, in writing with payment of the applicable fee. The Director may approve the time extension request. Compliance with condition No. 3 shall constitute use of this grant.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
8. **This grant will terminate September 10, 2018.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. Upon written request made by the permittee not less than six (6) months prior to the termination date, the Director of Planning shall extend the term of this permit for five (5) years to February 6, 2023, if the use is found to be in substantial compliance with the conditions of approval and has been conducted in compliance with applicable laws and regulations; and the permittee has exercised utmost diligence to resolve any Notice of Violation throughout the term of the permit.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,650**. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for one initial inspection within six months and annual inspections for the term of the grant, for a total of 11 inspections. Inspections shall be unannounced.
  - a. In the event that a Director's Review is approved after the initial approval of the permit, the permittee shall deposit with the County of Los Angeles an additional sum of **\$750**. The fee shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for annual inspections for the term of the grant, for a total of



five (5) additional inspections. Inspections shall be unannounced.

- b. If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
15. All structures, walls, and fences open to public view shall remain free of graffiti, extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.
16. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within twenty-four (24) hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.
17. Within sixty (60) days of approval of this grant, the permittee shall submit to the

Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing that depicts all project changes required as a condition of approval. Such plans shall provide: (1) the required backup distance for each parking space and (2) directional signage at the entrance and exit to Colorado Boulevard. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director. All revised plot plans must be accompanied by the written authorization of the property owner.

18. Within sixty (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan that may be incorporated into a Revised Exhibit "A". The landscape plan shall indicate the size, number and type of all plants, trees and an automatic irrigation system. All landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing and replacement of plants when necessary.
19. The operation of the proposed use shall be further subject to all of the following restrictions:
  - a. The permittee shall provide adequate lighting for the parking lot area. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Lighting shall be so arranged to prevent glare or direct illumination in adjoining properties. All lighting shall be depicted on the Revised Exhibit "A";
  - b. The permittee shall maintain a minimum of 7 on-site parking spaces;
  - c. Amplified sound equipment, music or public address systems intended to be audible outside the building is prohibited;
  - d. The use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood, and the right is reserved to the Regional Planning Commission to impose additional corrective conditions subject to proper notice and applicable procedures, if, in the Commission's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property;
  - e. The motel manager shall be made completely familiar with these conditions and shall implement them as required;
  - f. The on-site manager shall have duplicate room keys available at all times for

emergency service personnel;

- g. A copy of these conditions shall be kept in the motel office and shall be made available to all enforcement personnel upon demand;
- h. The manager on duty shall speak English.
- i. Motel rooms shall not be knowingly rented for more than the number of persons designated by the motel management based upon the type and number of beds in each room and the number of occupants indicated on the registry card;
- j. Rooms shall not be rented for less than one night's stay and rent for each room shall not be collected more frequently than once daily. The maximum length of stay shall be 29 days;
- k. At the time of room registration, guests shall be required to present a driver's license or photo identification in accordance with posted rules and regulations governing operation of the motel; additionally, a photo copy of the identification shall be made at check in; and a vehicle description shall be taken at check in.
- l. The consumption of alcoholic beverages shall be prohibited in public areas of the motel;
- m. No loitering shall be permitted on site;
- n. No abandoned or inoperable vehicles shall be permitted on the subject property;
- o. Any pay telephones on the subject property shall be located inside the building where they can be readily monitored by the manager on duty;
- p. The permittee shall install a video camera in the motel office that records the activities at the registration desk and outside at the entrance to the motel. The tapes shall be kept for at least two weeks and shall be surrendered to the Sheriff if requested.
- q. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water, sewage, and food storage and handling shall be provided to the satisfaction of said Department.





**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**DATE:** December 12, 2007

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** CUP R2006-01315

**LOCATION:** 3872 E. Colorado Blvd.

- ☐ The Fire Department has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Verify / Upgrade \_\_ Public 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING.
- ☐ **Location:** \_\_\_\_\_
- ☒ **Access:** Access is adequate as shown on the site plan.
- ☒ **Special Requirements:** Fire Flow is adequate for this project.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector:

*Scott Jaeggi* 

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783





DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

**RECEIVED**  
NOV 28 2006

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 21, 2006

IN REPLY PLEASE

REFER TO FILE: LD-0

TO: Samuel Dea  
Zoning Permits Section I  
Department of Regional Planning

Attention James Bell

FROM: Suk Chong  
CEQA Review Section  
Land Development Division

**CONDITIONAL USE PERMIT REVIEW AND COMMENT**  
**PROJECT NO. R2006-01315-(5)**  
**CONDITIONAL USE PERMIT NO. 200600095-(5)**

We have reviewed the site plan for the above-mentioned Conditional Use Permit. The permit application is for renewal of the continued use and operation of an existing motel located at 2209 North El Sol Avenue, in the unincorporated Pasadena area. We have no comment.

If you have any questions or require additional information, please contact Simin Agahi at (626) 458-4915.

SA:jmw

P:\LDPUB\CEQA\CUPS\CUPR2006-01315 CONTINUATION OF AN EXISTING MOTEL.





In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THE EXISTING MOTEL WAS BUILT 1947 AND HAS OPERATED CONTINUOUSLY SINCE. THE MOTEL FRONTS ALONG COLORADO BLVD. AND IS ADJACENT TO COMMERCIAL USES ON THE EAST, WEST AND NORTH SIDES. ALTHOUGH RESIDENTIAL USE ABUTS THE COMMERCIAL USES ACROSS THE ALLEY. THIS USE HAS NOT HAD AN ADVERSE AFFECT ON ANY ASPECT TO THOSE RESIDING OR WORKING IN THE AREA. THE MOTEL/BUILDING FACES TOWARDS THE ADJACENT SERVICE STATION WITH DRIVE ACCESS FROM THE FRONT AND REAR ALLEY. THE SITE IS WELL MAINTAINED AND ORDERLY, INSURING THAT PROPERTY VALUES ARE PROTECTED IN THE VICINITY. THIS USE IS GOVERNED BY THE LOS ANGELES COUNTY HEALTH DEPT. AND MUST MEET STANDARDS TO CONTINUE TO OPERATE.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

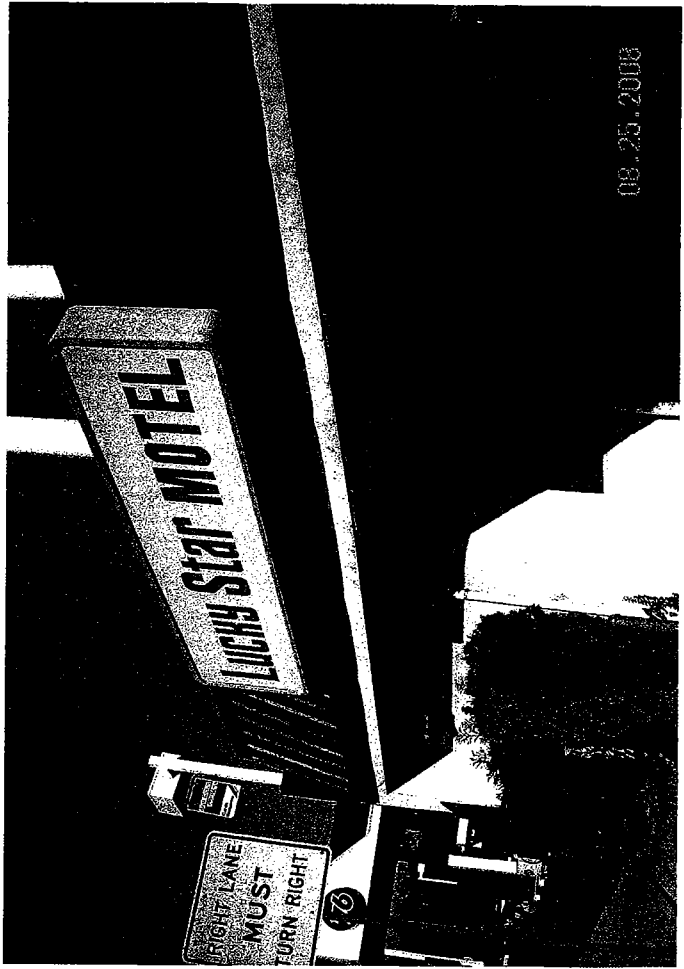
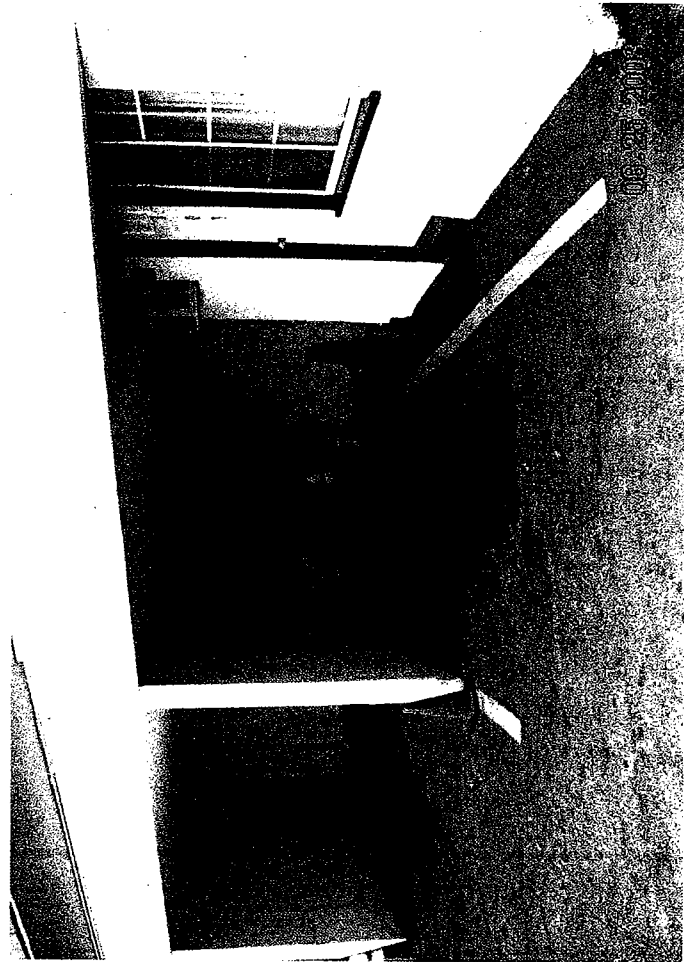
THE USE IS AN EXISTING MOTEL IN OPERATION SINCE 1947. THERE ARE ONLY 13 UNITS ON SITE WITH THE NECESSARY IMPROVEMENTS IN PLACE. YARD WALLS, PAVED PARKING AREAS, LANDSCAPE PLANTERS AND ADEQUATE ACCESSIBILITY TO BE CONSISTENT WITH SURROUNDING COMMERCIAL USES.

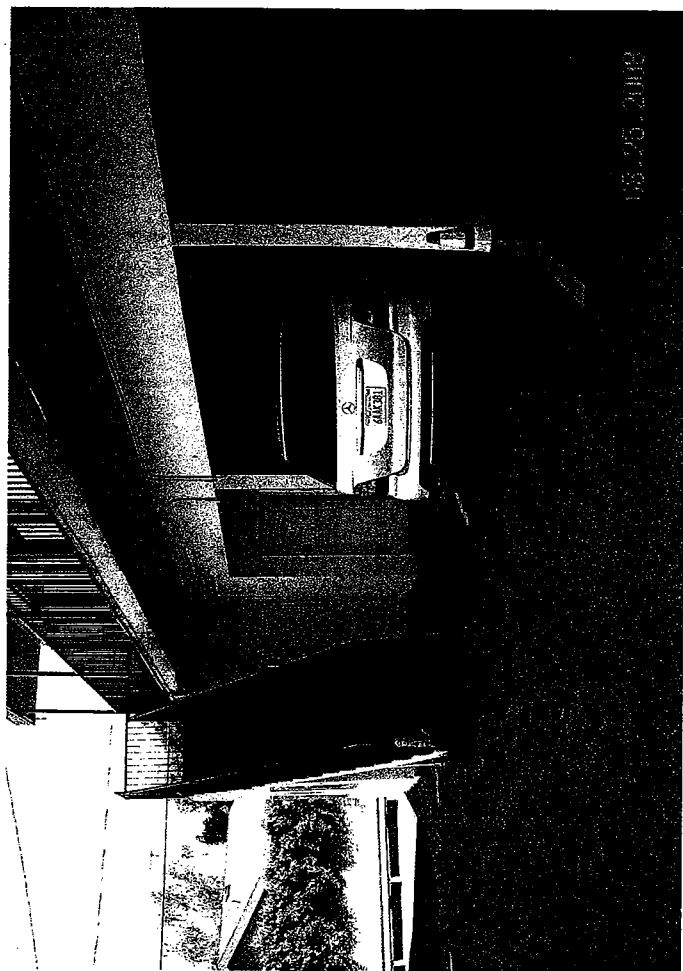
C. That the proposed site is adequately served:

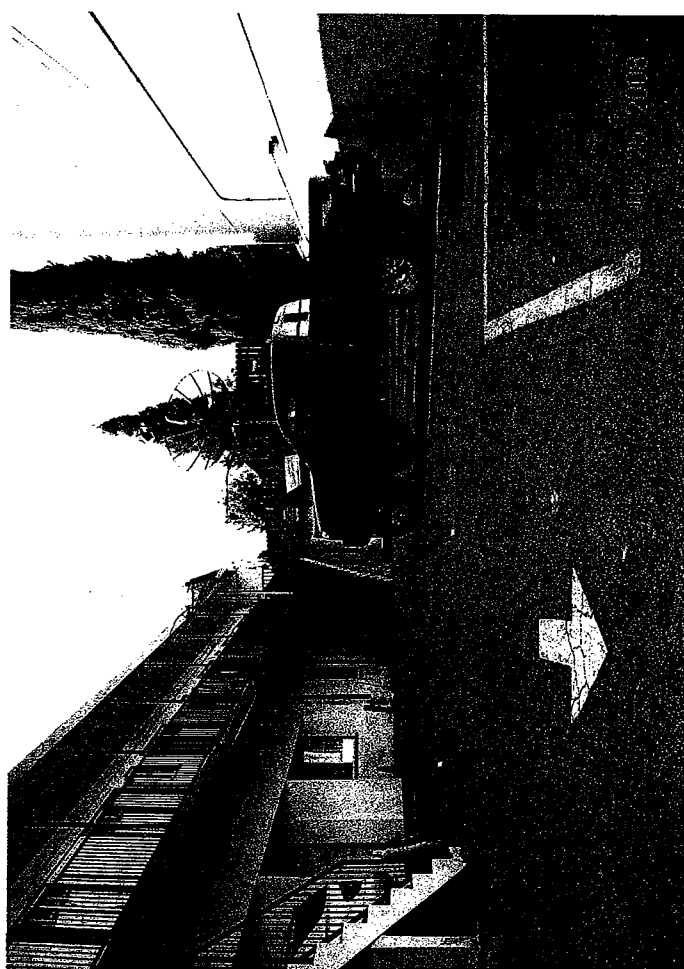
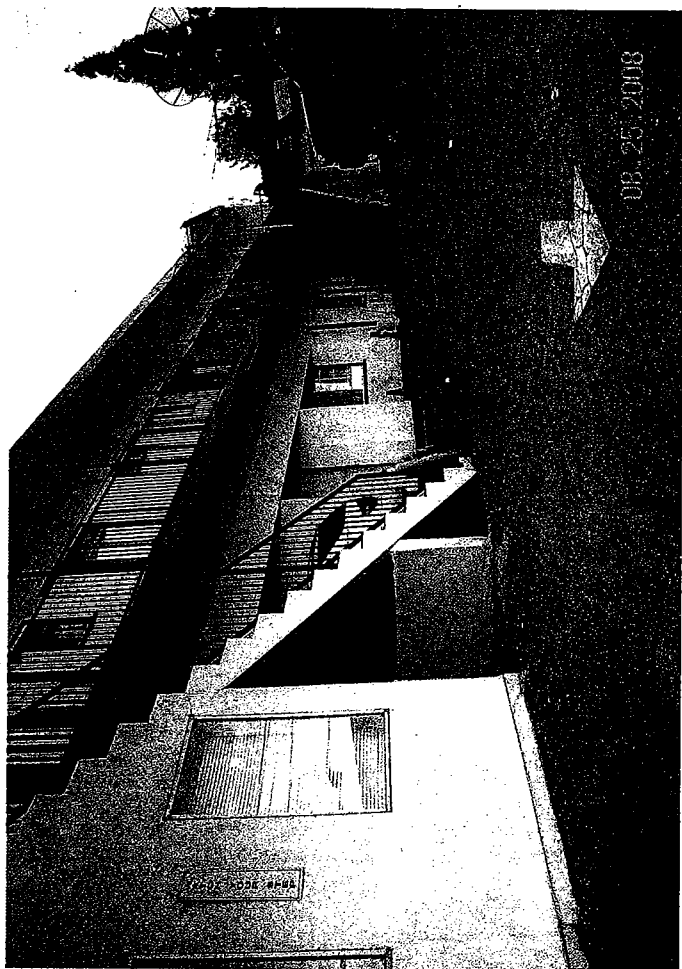
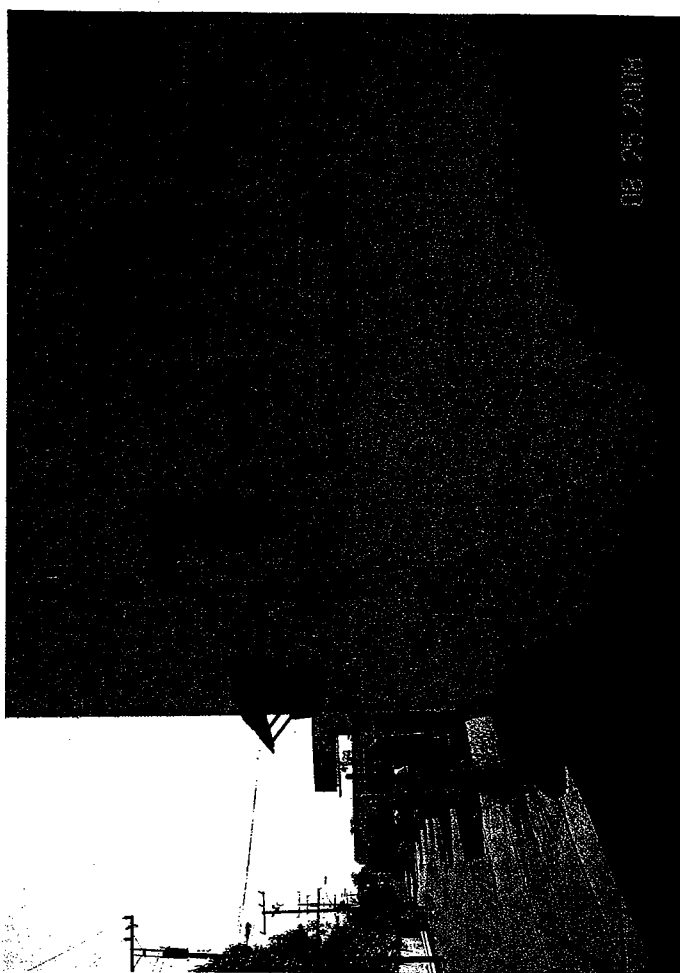
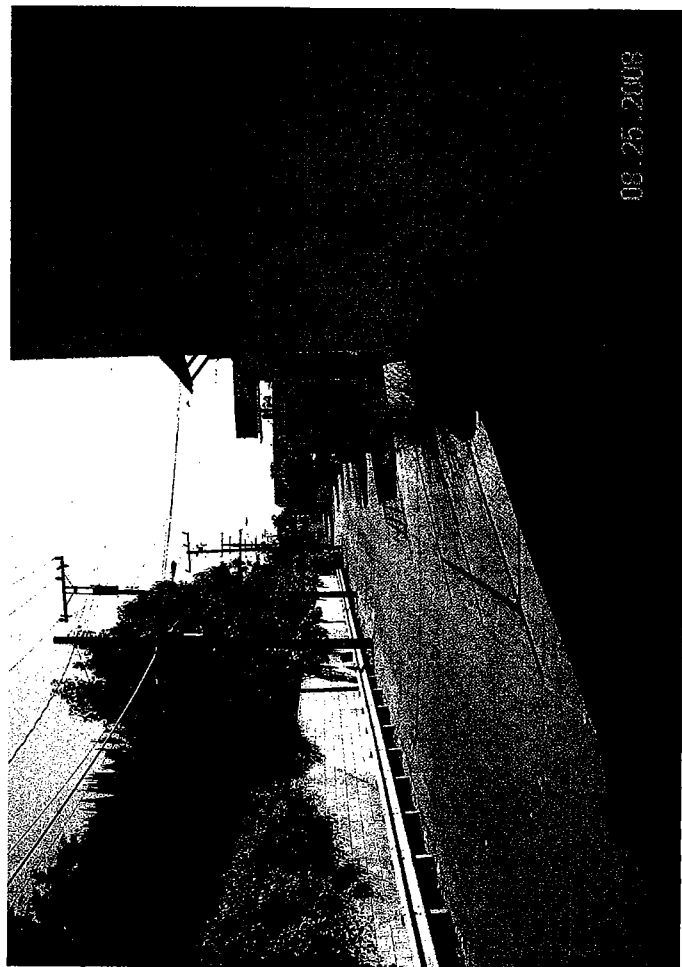
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

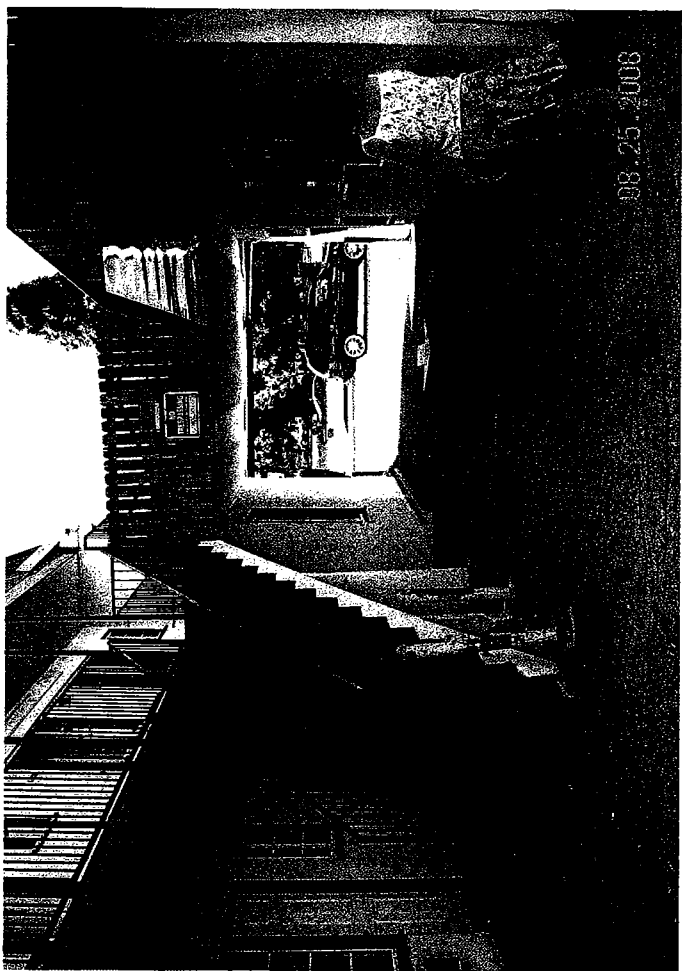
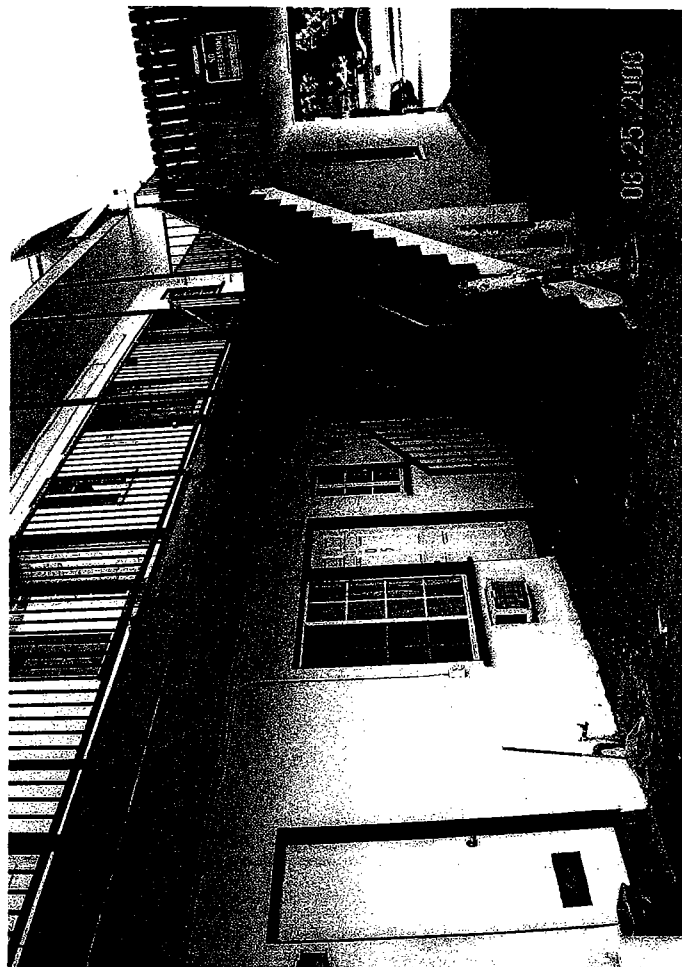
THE EXISTING MOTEL FRONTS ALONG AND IS SERVED BY COLORADO BLVD. A MAJOR HIGHWAY 100' WIDE AND ADJACENT TO MICHILINDA AVE. A 90' STREET. EACH ROAD IS IMPROVED TO MEET THE NEEDS OF ALL THE COMMERCIAL USES IN THIS AREA. THE MOTEL IS ALSO SERVED BY ALL NECESSARY SERVICES REQUIRED FOR HEALTH, SAFETY & WELFARE (WATER, SEWAGE)













# City of Arcadia

## Development Services Department

Jason Kruckeberg  
*Development Services Director*

September 8, 2008

SEP 10 2008

Los Angeles County Department of Regional Planning  
ATTN: Jon Sanabria, Deputy Director/ Mi Kim, Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles CA 90012

SENT VIA FAX: 213-974-6384

**SUBJECT: REGIONAL PLANNING COMMISSION HEARINGS,  
COUNTY PROJECT #R2006-0128 AND R2006-0135,  
MOTELS ON EAST COLORADO BOULEVARD**

Mr. Sanabria:

The City of Arcadia Development Services Department received notice of two Conditional Use Permit hearings to be held with the Regional Planning Commission on September 10, 2008. These two Conditional Use Permits are related to motels at 3800 and 3872 East Colorado Boulevard, near the jurisdiction of the City of Arcadia. Your project numbers are referenced above in the subject line. This letter is intended to provide the Commission with information from the City of Arcadia on some of the impacts to our jurisdiction as a result of conditions at these two motels. The notices were forwarded to the Arcadia Police Department for their comments on these locations. We have combined the comments into one letter although we acknowledge these are two separate Conditional Use Permits and separate actions.

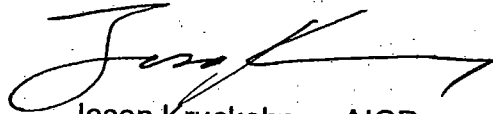
With regard to 3800 East Colorado, the "Regal Inn", Arcadia Police have made arrests out of this location for drug violations and warrants, and prostitutes who have used this motel have operated on the streets in the area of Michillinda/Colorado, Altura/Colorado, on the parking lot of Coco's Restaurant and into the residential neighborhood south of Colorado Boulevard from Altura. Arcadia PD has received calls from the local Homeowner's Association and residents complaining of prostitution activity occurring on the residential streets in this area generated from this motel. A crime suppression detail was active on this problem earlier in the calendar year which suppressed the immediate problem. These problems have

occurred for many years and it is anticipated they will continue to occur.

With regard to 3872 East Colorado, the "Lucky Star", this motel is almost immediately adjacent to our jurisdictional boundaries at Michillinda/Colorado Blvd. Arcadia PD has made arrests from this motel of a robbery/sexual assault suspect, prostitution, drugs, and warrants. Prostitutes contacted by Arcadia PD in the Coco's parking lot and residential streets to the east also came from this motel. Similar to the motel above, these problems have occurred for many years and it is anticipated they will continue.

With these two motels so close to Arcadia jurisdiction and residential neighborhoods in Arcadia, City staff believes it is important for the Commission to be aware of the problems encountered by Arcadia Police. Please contact me if you have any questions at 626-574-5414.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason", with a long horizontal flourish extending to the right.

Jason Kruckeberg, AICP  
Development Services Director

CC: Donald Penman, City Manager  
Bob Sanderson, Chief of Police



September 8, 2008

To: Los Angeles Department of Regional Planning  
Attn: Ms Kim  
320 West Temple St.  
Room 1348  
Los Angeles, CA 90012

**RE: Disapproval of Conditional Use Permit No. 2006-00099-(5),  
Project No. R2006-01328, Day's Inn Motel  
Disapproval of Conditional Use Permit No. 2006-00095-(5),  
Project No. R2006-1348, Lucky Star Motel**

Dear Ms Kim

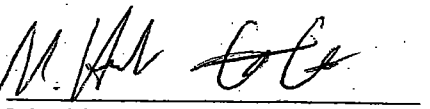
My name is Matthias Huber and I recently purchased a house on 3796 Elma Road, Pasadena, CA 91107. I moved there with my wife Cheryl, and our first child, Simon, who was born in August. While we have not lived at this address for a long time, I can describe the negative effect on property values from a recent buyer's perspective.

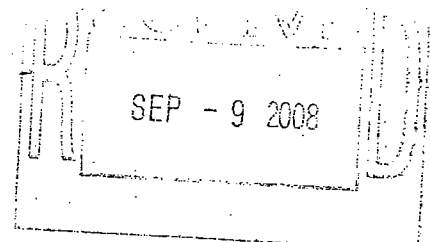
Property values are determined by the purchase price, so ultimately, the property value is determined by the buyer. Here I explain to you our thought process when purchasing the house on 3796 Elma Road on July 30, 2008.

The house was a short-sale, so it was priced to sell. And originally it was offered at \$530,000. My wife and I had done market research in Pasadena since January, so we were very informed at the time we saw this property. When we looked at it, we thought it was truly priced to sell, and the \$530,000 was a reasonable price. Then we started looking in detail at the neighborhood, and on the sex offender website. After seeing this, my wife did not want this house at that price. We figured we need to invest in alarm system, security camera, and fence, which would cost \$15,000 - \$20,000. In addition, our desire to purchase the property fell. So we decided that \$530,000 was too high. We waited and watched how the seller dropped the price week by week. At \$480,000 we decided to put-in an offer. Our realtor informed us that there were several offers already made, and we offered \$485,000, which was the highest. That's \$45,000, or about 10%, less than what we would have paid if the Day's Inn Motel and the Lucky Star Motel with their occupants would not be present.

Extrapolating this 10% drop in property value to all properties in East Pasadena, you can calculate the loss in revenue for the county to exceed several million dollars over a 20 year period.

I hereby urge you to disapprove the above Conditional Use Permits for the better of the community and the better of the County revenue.

  
Matthias Huber and Cheryl Chan



September 8, 2008

Department of Regional Planning Commission  
320 West Temple Street Room 1348  
Los Angeles, CA 90012

Re: Project No. R2006-1348 (Lucky Star)

Dear Ms Kim,

I am a resident of East Pasadena, near the Lucky Star Motel. I am against the Conditional Use Permit No. 2006-00095-(5) which provides a permit to the motel, unconditionally. There are many reasons why I am against this permit.

- This motel is not operated as a motel, as 6 or more sex offenders are housed here, year-round, out of the 13 rooms that are for overnight stays.
- The presence over the last four decades of this motel and the others down the street (Days Inn and the El Rancho) has led to criminal behavior in your business and residential neighborhood.
- The presence of a motel in our area, an area that is not zoned for motels, is not conducive to family life.

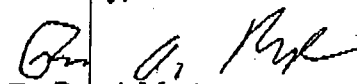
I have lived here since 1994 and, as seen before, the motel will improve and then, when the pressure is off, return to 'easy money' such as hourly rates and income from the State Parole Board to house sex offenders, bringing the questionable characters and criminal behavior back to the motel and region.

Please listen and read carefully the recommendations of the Sheriff's report which indicates that this motel should be shut down.

I really appreciated and support the statements from our region's Captain from the Sheriff department, made at the June 6<sup>th</sup> Planning meeting in which he stated that the County needs to invest in our 91107 un-incorporated area and really spend time, money and effort on its improvement.

I strongly disagree that the County should approve the permit for all motels, for example, Days Inn, Lucky Star, and El Rancho, Adult entertainment activities (The Show) and businesses in this region (91107). Instead I would support activities to begin investigating options for removing these businesses, providing economic incentives, and investing in alternative commercial facilities, those that are consistent with the zoning of this area.

Sincerely,



Dr. Rex A Moats  
3775 Corta Calle  
Pasadena, CA 91107

September 8, 2008

Department of Regional Planning Commission  
320 West Temple Street Room 1348  
Los Angeles, CA 90012

Re: Project No. R2006-1348 (Lucky Star)

Dear Ms Kim,

I am a resident of East Pasadena, near the Lucky Star Motel. I am against the Conditional Use Permit No. 2006-00095-(5) which provides a permit to the motel, unconditionally. There are many reasons why I am against this permit.

- This motel is not operated as a motel, as 6 or more sex offenders are housed here, year-round, out of the 13 rooms that are for overnight stays.
- The presence over the last four decades of this motel and the others down the street (Days Inn and the El Rancho) has led to criminal behavior in your business and residential neighborhood.
- The presence of a motel in our area, an area that is not zoned for motels, is not conducive to family life.


I have lived here since 1994 and, as seen before, the motel will improve and then, when the pressure is off, return to 'easy money' such as hourly rates and income from the State Parole Board to house sex offenders, bringing the questionable characters and criminal behavior back to the motel and region.

Please listen and read carefully the recommendations of the Sheriff's report which indicates that this motel should be shut down.

I really appreciated and support the statements from our region's Captain from the Sheriff department, made at the June 6<sup>th</sup> Planning meeting in which he stated that the County needs to invest in our 91107 un-incorporated area and really spend time, money and effort on its improvement.

This area has only gotten worse as the sex offenders and the adult entertainment businesses have moved in, under the watchful and careful planning of the LA Co Planning Commission. Placing them in this area is unlawful. We would appreciate the same consideration that you provide other neighborhoods and regions, including economic investment.

Sincerely,



E.J. Whitman  
3775 Corta Calle  
Pasadena, CA 91107

**Patricia A. Patterson**  
**3720 Corta Calle St.**  
**Pasadena, CA 91107-3801**

---

September 9, 2008

**Do NOT Approve Conditional Use Permit For LUCKY STAR MOTEL.**

**Planning Commission**  
**Los Angeles Department of Regional Planning**  
**320 West Temple Street, Room 1348**  
**Los Angeles, CA 90012**

SUBJECT: AGENDA ITEM No. 6, SEPTEMBER 10, 2008  
Project Number R2006-01315-(5)  
Conditional Use Permit No. RCUP 2006-00095-(5)  
Lucky Star Motel, 3872 E. Colorado Blvd., Pasadena, CA 91107

Dear Planning Commission:

I strongly disapprove of the Conditional Use Permit for the Lucky Star Motel at 3872 E. Colorado Blvd., Pasadena, CA 91107. This motel now houses six convicted sex offenders.

I own a home located within two blocks of the Lucky Star Motel. I have owned my property for six year since September, 2002, and have had many occasions to encounter "residents" of the Lucky Star who panhandle for money on Corta Calle. On one particular occasion, very early in the morning, I was accosted and in fear of a man who demanded money from me, stating he was staying at the Lucky Star Motel and needed money.

The Lucky Star Motel already seems to be condoning socially unacceptable and illegal sexual behavior by housing convicted sexual offenders as documented by the Megan's Law website. The Lucky Star Motel is a downtrodden motel, a slum-looking structure in very poor condition.

Members of the Planning Commission: If you are the guardians of the ongoing progress and welfare of the citizens of L.A. County, please do not approve this Conditional Use Permit. This is your opportunity to improve the East Colorado area. Thank you.

Yours sincerely,



Patricia A. Patterson

Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, ca. 90012

Sept. 10, 2008

To whom it may concern,

We are sending this letter to inform you that we are opposing to the operations of Days Inn (conditional use permit No. 2006-00099-(5) and Lucky Star Motel (conditional permit No. 2006-00095-(5) in our community.

The reason for our opposition is because it is not conducive to family life & since my residency from July of 1985, I have experienced that these motels have also led to criminal activities.

Thank you for your kind attention

Carlos Tan  
41 Merlon Ave.  
Pasadena, Ca. 91107

SEPTEMBER 09, 2008

TO: DEPT. OF REGIONAL PLANNING, COUNTY OF LOS ANGELES  
RE: CONDITIONAL USE PERMIT NO. 2006-00099-(5)

SIRS;

THE PURPOSE OF THIS LETTER IS TO EXPRESS MY DISAPPROVAL OF ANY CONSIDERATION TO RENEW CONDITIONAL USE PERMITS FOR THE DAYS INN MOTEL(3800 E. COLORADO BLVD., EAST PASADENA), THE LUCKY STAR MOTEL(3872 E. COLORADO BLVD., EAST PASADENA) AND THE EL RANCHO MOTEL(3853 E. COLORADO BLVD., EAST PASADENA).

A CONDITIONAL USE PERMIT IN MY OPINION, IS GRANTED ON A NON-PERMANENT BASIS IN AN AREA NOT ZONED FOR A PARTICULAR TYPE OF BUSINESS. IT'S GRANTING IS TRULY AND LEGALLY "CONDITIONAL", MEANING THAT THIS PERMIT CAN ONLY BE USED TO OPERATE A LAW ABIDING ESTABLISHMENT THAT DOES NOT INTERFERE WITH NOR NEGATIVELY IMPACT THE SURROUNDING AREA AND RESIDENTS. THESE 3 MOTELS HAVE CONSISTENTLY AND WILLFULLY VIOLATED THESE RULES BY NOT ONLY PERMITTING PROSTITUTION AND DRUG DEALING ON THEIR PREMISES, BUT BY ACTUALLY PROFITING FROM THIS ILLEGAL ACTIVITY THROUGH ROOM RENTAL FEES TO THE PERPETRATORS. THE COUNTY HAS TO ASK ITSELF IF IT ALSO IS PROFITING FROM ILLEGAL ACTIVITY BY COLLECTING ROOM RENTAL TAXES WHILE THIS ACTIVITY IS GOING ON.

THIS CONTINUOUS AND WILLFUL DISREGARD FOR THE LAW IS UNACCEPTABLE AND NEGATIVELY IMPACTS THE TAXABLE VALUE OF MY RESIDENTIAL PROPERTY, CAUSES WORRY AND CONCERN AMONG ALL SURROUNDING RESIDENTS, ADULT AND CHILDREN ALIKE AND CAUSES LAW ENFORCEMENT TO SPEND VALUABLE RESOURCES ON REPEATED CALLS TO "DO SOMETHING" ABOUT THIS UNACCEPTABLE SITUATION.

THIS SOCIALLY DEGRADING ACTIVITY HAS NO REASON TO EXIST WHEN LAW ABIDING TAXPAYERS DEEM IT TO BE UNACCEPTABLE. I FULLY SUPPORT EAST PASADENA IMPROVING COMMUNITY(EPIC) AND URGE THE REGIONAL PLANNING DEPT. TO REJECT RENEWAL OF CONDITIONAL USE PERMIT NO.2006-00099-(5). THE PLANNING DEPT. AND SUPERVISOR ANTONOVICH NEED TO UNDERSTAND THAT GOVERNMENT IS ULTIMATELY ANSWERABLE TO VOTING TAXPAYERS.

SINCERELY;

FREDERICK R. BROCKETT  
3755 CORTA CALLE  
PASADENA, CA. 91107-3802

626 449-5721

# RON STREICHER

3807 E. GREEN STREET, PASADENA, CA 91107-3904

PHONE: (626) 449-9353 FAX: (626) 395-9793

E-MAIL: RSTREICHER@AOL.COM Cell-phone: (626) 827-2795

To: Los Angeles County Department of Regional Planning  
Fax: 213-626-0434

Ref: Conditional Use Permit No. 2006-00095-(5)  
Lucky Star Motel, 3872 East Colorado Blvd. Pasadena, CA 91107

My house is in the near vicinity of the Lucky Star Motel. Although I cannot recall that during the seven years that I have owned my home I have had any specific contact with any of the residents of the motel, I was very concerned to learn that reportedly six of its thirteen rooms are occupied full-time by convicted and registered sex offenders.

While I am not one to cry "NIMBY" at every activity proposed for my neighborhood (for example, I have written letters of support for the newly-renovated Days Inn Motel that is directly across the alley from my back yard) I do feel that having such a density of sex offenders (or *any* parolees) in the Lucky Star Motel is objectionable and should be discouraged. Furthermore, the motel facility itself is not maintained in a good physical condition and as such tends to degrade the entire area.

In general, the prospect of housing convicted and paroled felons in anyone's neighborhood is always a matter of concern for the residents. I realize that this poses a difficult situation for the criminal justice system finding appropriate venues to house these people. Nonetheless, the concerns of the local residents must be given primary consideration. In these times of financial insecurity and declining real-estate values, anything that detracts from the desirability of a neighborhood must be avoided.

Therefore, unless the clientele of the Lucky Star Motel can be improved and the facility itself renovated, upgraded (as has been done by the Days Inn), and permanently maintained as an asset to the community, I am opposed to the granting or continuance of the Conditional Use Permit cited above.

Respectfully,



Ron Streicher

Jane Rodriguez  
3760 Corta Calle St.  
Pasadena, CA 91107  
(323)415-8867

September 9, 2008  
Re: R2006-1348

Concerning Conditional Use Permit No. 2006-00095-(5) renewal for motel at 3872 E. Colorado Blvd.

Planning Commission  
Attn: Ms. Kim  
Los Angeles Department of Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

Dear Commission Members,

It has just come to my attention that the conditional use permit for the Lucky Star Motel, located at 3872 E. Colorado Boulevard, is being considered for renewal. As a homeowner negatively affected by the presence of the many motels concentrated in this area, I would like to state that I am 100% against the renewal of the permit for this establishment. The area is not zoned for motels, yet there are three within a half-mile of each other. This motel currently houses six sex offenders, and I have never seen anyone on the premises that does not appear to be living on the fringes of society.

The presence of a motel such as the Lucky Star does nothing to improve property values or the quality of life in the neighborhood. We do not need these motels in the area. This neighborhood is already plagued with the presence of an extremely high concentration of parolees and sex-offenders. There is a house for paroled sex-offenders and other establishments that house sex-offenders within a mile of the Lucky Star. To combine this with the presence of the motels and the prostitutes that plague the area seems like a very bad idea.

It is vital to encourage positive changes in this neighborhood, which has seen a decline in the quality of life of residents and business owners alike, as motels like the Lucky Star draw a criminal element and criminal behavior to the neighborhood. I believe that you would not tolerate this type of establishment in your neighborhood or in the neighborhood of your loved ones, yet here it seems to be "ok" in my neighborhood.

My neighborhood is one of homeowners and business owners that take pride in their homes and businesses. The majority of homeowners on my street are educated professionals who paid large sums of money for their residences, including me.

Please don't let us down, make us feel as if we don't matter, and make the wrong choice for this neighborhood by approving the permit for the Lucy Star Motel. Instead an investment in



Page 2

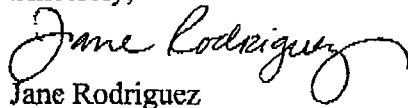
Re: R2006-1348

Jane Rodriguez

attracting alternative commercial facilities, ones that will be good for the community, and ones that are consistent with this area's zoning should be made.

As of now my community is on the decline. This community needs help to turn itself around, to become a vital, thriving community that all are proud to be associated with, so please don't approve the conditional use permit for the Lucky Star, it is a choice that will further aid the decline here, and will either provide no change or a negative change in the area's crime rates.

Sincerely,

A handwritten signature in cursive script that reads "Jane Rodriguez". The signature is fluid and extends to the right.

Jane Rodriguez

Kim, Mi

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From: Alexanian, Sorin  
Sent: Wednesday, September 10, 2008 8:09 AM  
To: Kim, Mi  
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails

Importance: High

Attachments: Hearing Notices.pdf



Hearing Notices.pdf  
(194 KB)

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacbos.org]  
Sent: Wednesday, September 10, 2008 7:30 AM  
To: Sanabria, Jon; Alexanian, Sorin  
Subject: Fw: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails  
Importance: High

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Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy  
To: Novak, Paul  
Sent: Wed Sep 10 07:15:53 2008  
Subject: Fw: Commission Hearing

----- Original Message -----

From: Steve Haderlein <haderlein@earthlink.net>  
To: Nemer, Sussy  
Sent: Wed Sep 10 06:17:08 2008  
Subject: Commission Hearing

To: L.A. County Regional Planning Commission

I am writing to request that the Commission deny the CUP #200600095-(5) and CUP #200600099-(5) (attached).

I base this request on the fact that the subject properties are causing negative impacts to the City of Pasadena in the form of crimes such as prostitution and drug sales.

Thank you for your consideration.

Steve Haderlein  
Vice Mayor

Kim, Mi

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From: Alexanian, Sorin  
Sent: Wednesday, September 10, 2008 8:10 AM  
To: Kim, Mi  
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lachos.org]  
Sent: Wednesday, September 10, 2008 7:31 AM  
To: Sanabria, Jon; Alexanian, Sorin  
Subject: Fw: TODAY's Regional Panning Commission Hearing - No. 1 of 7 e-mails

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Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy  
To: Novak, Paul  
Sent: Wed Sep 10 07:17:28 2008  
Subject: Fw: (no subject)

----- Original Message -----

From: Drtemjr@aol.com <Drtemjr@aol.com>  
To: Nemer, Sussy  
Sent: Tue Sep 09 20:57:28 2008  
Subject: (no subject)

Dear Sussy Nemer,

This letter is in regards to the motels located at 3800 E Colorado Blvd. and at 3872 E Colorado Blvd. These hotels are frequented by sex predators and what appear to be drug abusers and women trying to solicit men. We live in Arcadia on Volante Dr. approximately 1/2 mile from these hotels. There are many children in this area. We cannot allow our children to go near the area to go to the local Tops hamburger joint or conduct any other business in this area and frankly we fear for our own lives in this area. The proximity to our home allows these individuals to walk and scout our neighborhood. Approximately one month ago a young lady was soliciting help to get a ride to another area. It was quite obvious she was on drugs, probably speed. I am a nurse and she was trying to stand in the middle of the street flagging other neighbors and children down to get help. She stated she came from the Lucky Star hotel. It is unacceptable to have these people in the area. The county houses these men in the location because it is county land. It is unacceptable for these proprietors to continue to house drug addicts and dealers and for the county to continue to allow this type of behavior. These residences need to be closed for the safety of our citizens.

Sincerely, Cecilia Miles

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Psssst...Have you heard the news? There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com <<http://www.stylelist.com/trends?ncid=aolsty00050000000014>> .

Kim, Mi

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From: Alexanian, Sorin  
Sent: Wednesday, September 10, 2008 8:10 AM  
To: Kim, Mi  
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 3 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacos.org]  
Sent: Wednesday, September 10, 2008 7:32 AM  
To: Sanabria, Jon; Alexanian, Sorin  
Subject: Fw: TODAY's Regional Panning Commission Hearing - No. 3 of 7 e-mails

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Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy  
To: Novak, Paul  
Sent: Wed Sep 10 07:19:53 2008  
Subject: Fw: Tomorrow's hearing on Colorado Blvd. motels in Pasadena

----- Original Message -----

From: Laura Rodriguez <laurardgz@gmail.com>  
To: Nemer, Sussy  
Cc: James Brennan <brennanjames2@gmail.com>  
Sent: Tue Sep 09 15:16:23 2008  
Subject: Tomorrow's hearing on Colorado Blvd. motels in Pasadena

Dear Ms. Nemer,

I was asked by the president of our association, Jim Brennan, to send in this comment on behalf of our group. We live less than a mile from the location of the two motels that are the subject of tomorrow's meeting.

We have an active homeowners group called Lower Hastings Ranch Association which encompasses Michillinda Avenue on the east, Sierra Madre Villa Ave. on the west, Sierra Madre Ave. on the north, and Rosemead Blvd. on the south. Over the years we have watched those two motels grow older and seedier and have not seen any upgrades to their facilities. One matter of special concern has always been the tenants of these hotels. We are aware that they house a number of registered sex offenders. We check the Megan's Law website regularly and are always amazed at the number of offenders living in those addresses.

We also have seen prostitution in that area.

We believe that their request for a conditional use permit should be denied. Those facilities need urgent repairs and upgrades which should be done before granting them a CUP.

If you could please append this commentary to the record I would be grateful.

Laura Rodriguez  
3880 Hampton Rd.  
Pasadena, CA 91107

Kim, Mi

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From: Alexanian, Sorin  
Sent: Wednesday, September 10, 2008 8:10 AM  
To: Kim, Mi  
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 4 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacobos.org]  
Sent: Wednesday, September 10, 2008 7:33 AM  
To: Sanabria, Jon; Alexanian, Sorin  
Subject: TODAY's Regional Panning Commission Hearing - No. 4 of 7 e-mails

-----  
Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy  
To: Novak, Paul  
Sent: Wed Sep 10 07:21:20 2008  
Subject: Fw: CUP for Pasadena hotels

----- Original Message -----

From: kathy gregg <kgregg91107@yahoo.com>  
To: Nemer, Sussy  
Cc: Rhonda Stone <rstone@ci.pasadena.ca.us>; Steve Haderlein <haderlein@earthlink.net>  
Sent: Tue Sep 09 10:58:36 2008  
Subject: CUP for Pasadena hotels

These hotels are scum magnets. There are druggies, alcoholics, and hookers hanging around there year-round. If you allow the CUP for the hotels to expand, it will only exacerbate the problem. Something needs to be done to get rid of the "germs" in town, not add to the problem!!!

Thank you for your consideration.

Kathy Gregg, East Pasadena Homeowner

Kim, Mi

---

From: Alexanian, Sorin  
Sent: Wednesday, September 10, 2008 8:10 AM  
To: Kim, Mi  
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 5 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lacbos.org]  
Sent: Wednesday, September 10, 2008 7:33 AM  
To: Sanabria, Jon; Alexanian, Sorin  
Subject: TODAY's Regional Panning Commission Hearing - No. 5 of 7 e-mails

-----  
Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy  
To: Novak, Paul  
Sent: Wed Sep 10 07:22:32 2008  
Subject: Fw: RE: UHRA: Hearing Notices

----- Original Message -----

From: Guerin, Holly D <HDGuerin@cbbank.com>  
To: Stone, Rhonda <rstone@cityofpasadena.net>  
Cc: Nemer, Sussy  
Sent: Tue Sep 09 09:25:40 2008  
Subject: RE: RE: UHRA: Hearing Notices

Rhonda,

These motels have been a blight on this part of town. I don't see Linda Vista accepting and don't understand why it has been allowed on our side of town. I have lived in the Hastings Ranch area my whole life (55 years) and have had to witness the unseemly illegal activity for too many years. I say CLOSE it down as it is Illegal activities where the Police need our support!!! This is NOT about an honest business but one that knowingly supports activities that Pasadena would NOT want anywhere!!!

Thank You,

Holly Guerin  
3840 Valleylights Dr.  
Pasadena, Ca.  
(626) 445-7350 Office

CC: Sussy Nemer

---

From: Stone, Rhonda [mailto:rstone@cityofpasadena.net]  
Sent: Monday, September 08, 2008 4:10 PM  
To: m\_saladbar@yahoo.com  
Cc: Guerin, Holly D  
Subject: RE: RE: UHRA: Hearing Notices

Hi Holly,

My understanding there are issues however the Conditional Use Permit is up for renewal as a standard procedure. The Conditional Use Permit is necessary for the basic operation of the motel. Without the CUP they would have to close down. The issues surrounding this area are many related to:

- \* rooms being rented to the same person as a long term rental (full time)
- \* prostitution
- \* drugs
- \* over the limit of registered sex offenders registered as living in the motel
- \* health concerns
- \* amount of calls made to this area by the Sheriffs
- \* increases in theft

Holly there is a very good chance these small hotels might have there operational permit denied by the County. Steve wanted to share the information because even e-mail helps as they become part of the larger record. If you have an opinion regarding what you think should happen I would encourage you to respond.

Rhonda Stone  
Field Representative District 4  
From the Office of Vice Mayor Steve Haderlein  
(626) 744-4740

---

From: Maria Salazar [mailto:m\_saladbar@yahoo.com]  
Sent: Mon 9/8/2008 9:13 AM  
To: Stone, Rhonda  
Cc: Holly Guerin  
Subject: Fw: RE: UHRA: Hearing Notices

Hi Rhonda,

An Upper Hastings Ranch homeowner is requesting more information about the hearing. Please address her questions.

Thanks,

Maria

--- On Mon, 9/8/08, Guerin, Holly D <HDGuerin@cbbank.com> wrote:

From: Guerin, Holly D <HDGuerin@cbbank.com>  
Subject: RE: UHRA: Hearing Notices  
To: m\_saladbar@yahoo.com  
Date: Monday, September 8, 2008, 9:02 AM

Maria,

What are the issues or the CUP for?

Holly

---

From: Maria Salazar [mailto:m\_saladbar@yahoo.com]  
Sent: Saturday, September 06, 2008 1:53 PM  
To: Maria Salazar

Subject: UHRA: Hearing Notices

--- On Fri, 9/5/08, Stone, Rhonda <rstone@cityofpasadena.net> wrote:

From: Stone, Rhonda <rstone@cityofpasadena.net>  
Subject: FW: Hearing Notices  
Date: Friday, September 5, 2008, 2:58 PM

Dear Neighborhood Leaders and Commissioners:

We have received the attached correspondence from Supervisor Michael D. Antonovich's office. The Vice Mayor will be sending a letter requesting the denial of the CUP extensions requested by two small hotels on Colorado Blvd located in the County section of East Pasadena. This information has been shared throughout the City and we would like to share it with you and your neighbors.

Two small hotels (Lucky Star and formerly the Regal Motel believe it is now the Days Inn) are scheduled for a CUP hearing next Wednesday morning at 9:00 a.m. What happens at this hearing should be very telling about what happens to the entire strip of small hotels in the unincorporated area on Colorado Blvd.

If you would like to have your opinion heard at the hearing you are welcome to attend or send a letter. The where and how is in the attachment and pasted below. You may also send an e-mail to Sussy Nemer, Senior Deputy Office of Supervisor Michael D. Antonovich [snemer@lacobos.org](mailto:snemer@lacobos.org) <<mailto:snemer@lacobos.org>> .

We appolgize for the short response time as is the case for all of us.

Best wishes,

Rhonda Stone

District 4 Field Representative

Office of Vice Mayor Steve Haderlein

L.A. County Regional Planning Commission  
will conduct a public hearing concerning the proposed land use of the above two sites on

WEDNESDAY, September 10, 2008

9 a.m. in Room 150

Hall of Records

320 W. Temple Street

Los Angeles, CA 90012

Written comments can be sent to:



Regional Planning Commission

320 W. Temple Street

Room 135

Los Angeles, CA 90012

Attention: Ms. Mi Kim

Legal Disclaimer: The information transmitted may contain confidential material and is intended only for the person or entity to which it is addressed. Any review, retransmission, dissemination or other use of, or taking of any action by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient, please delete the information from your system and contact the sender.

Kim, Mi

---

From: Alexanian, Sorin  
Sent: Wednesday, September 10, 2008 8:11 AM  
To: Kim, Mi  
Subject: FW: TODAY's Regional Panning Commission Hearing - No. 6 of 7 e-mails

-----Original Message-----

From: Novak, Paul [mailto:PNovak@lachos.org]  
Sent: Wednesday, September 10, 2008 7:34 AM  
To: Sanabria, Jon; Alexanian, Sorin  
Subject: TODAY's Regional Panning Commission Hearing - No. 6 of 7 e-mails

-----  
Sent from my BlackBerry Wireless Device

----- Original Message -----

From: Nemer, Sussy  
To: Novak, Paul  
Sent: Wed Sep 10 07:23:57 2008  
Subject: Fw: CUP for 3800 and 3872 E. Colorado Blvd, Pasadena

----- Original Message -----

From: Marian Leos <amam4@charter.net>  
To: Nemer, Sussy  
Sent: Mon Sep 08 17:11:43 2008  
Subject: CUP for 3800 and 3872 E. Colorado Blvd, Pasadena

Hello Ms. Nemer,

I am writing concerning the two motels in East Pasadena. The CUP numbers are 200600095 and 2006600099. The hearing is on September 10, 2008

I have lived in this area for 16 years and I have never understood why we have to live among prostitutes, drug dealers, and numerous sex offenders. Our neighborhood would welcome the CUP being revoked for both of these motels.

I would be interested to know what the time limit is for a motel stay as opposed to being a customer's residence. I have print-outs that I made from the Office of the Attorney General (the Megan's Law website) that shows the same four sex offenders living at the Lucky Star Motel at 3872 E. Colorado on March 4, 2008 and then six months later on September 5, 2008. Does this qualify as a motel stay??

Thank you,

Marian Dorsett-Leos  
3839 Mayfair Drive  
Pasadena, CA 91107



Los Angeles County  
Department of Regional Planning


*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

September 29, 2008

TO: Harold V. Helsley, Chair  
Leslie G. Bellamy, Vice-Chair  
Esther Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Mi Kim   
Principal Regional Planning Assistant  
Zoning Permits I Section

SUBJECT: **OCTOBER 1, 2008 AGENDA ITEM NO. 8**  
**PROJECT NUMBER R2006-01315-(5)**  
**CONDITIONAL USE PERMIT NO. RCUP 200600095-(5)**

The applicant for the Lucky Star Motel submitted the attached additional materials on September 29, 2008.

If you need further information, please call Ms. Mi Kim at (213) 974-6443, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachments



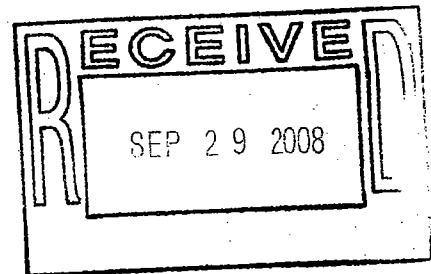
# LAW OFFICES OF MIKE MAK

701 SOUTH ATLANTIC BLVD, SUITE 368  
MONTEREY PARK, CA 91754  
TEL (626)-289-5603 FAX (626)-289-3783  
Email: AttorneyMikeMak@aol.com

## Via Messenger

September 27, 2008

Mr. Harold V. Helsley, Chair  
Leslie G. Bellamy, Vice-Chair  
Esther Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner  
Los Angeles County Regional Planning Commission  
320 West Temple Street  
Los Angeles, CA 90012



Re: Project Number R2006-01315(5)  
Conditional Use Permit No. 200600095-(5)  
3872 East Colorado Blvd, Pasadena, CA

Dear Commissioners,

My office represents Lucky Star Motel, the applicant for the subject conditional use permit. My client has informed me that it attended the public hearing on September 10, 2008, but did not have the opportunity to adequately respond to the issues raised by your commission and the participants. It is our understanding that the commission is prepared to deny CUP.

I am writing this letter on behalf of my client to address the concerns of the commission and the concerns of the community in which the motel is located. Specifically, in response to the proposed "Findings and Order of the Regional Planning Commission" to be decided on the hearing scheduled on October 1, 2008, I would also like to present my client's clarification of the facts, the mitigating factors, including its ongoing efforts in legal compliance.

### **Parking, Landscape and Setbacks**

As duly noted in the prior analysis of the Planning Department, the motel was built in 1947 before many of the current development regulations and the CSD were adopted. The property is legal nonconforming with regards to setback, landscaping and parking. The continuation of the motel may be approved as a legal nonconforming use consistent with zoning and land use policy.

Continued ----- Page 2 of 4  
Los Angeles County Regional Planning Commission  
Re: Project Number R2006-01315(5)  
September 27, 2008

Notwithstanding of the above, my client informed me that the property does have 10 parking spaces in relation to 13 motel rooms. The previously submitted plan did not accurately reflect the parking spaces. Attached herein as Exhibit A is a picture showing the newly paved parking lot and the parking spaces.

My client has recently added some planter areas with flowers and shrubs which have enhanced the appearance of the property. Exhibit B.

### **Criminal Activities**

My client respectfully disagrees with the characterization that Lucky Star "has been a nuisance and haven for criminal activity in the East Pasadena community." The facts and statistics are inconsistent with this allegation.

**Prostitution and Drugs.** Lucky Star is situated in an area that there is a concentration of hotels and motels with large numbers of transients and visitors. My client's investigation reveals that all of the motels and hotels in the area have encountered the prostitution problems to various extents. Luck Motel has not in any way condoned or facilitated such illegal activities. The motel operators in this area need to continue their collective efforts in cooperating with the law enforcement agencies to eradicate the vice.

The Sherriff's report indicates that no arrest for prostitution was made in the entire 2006. In 2007 there were 48 arrests for prostitution; most of these arrests were made as result of my client's notifying of the law enforcement officers. There is a sharp 75% decrease in the prostitution arrests in 2008, and 50% decrease in the drug arrests in 2008, all due to my client's effort and close cooperation with the law enforcement agencies.

**Parolee and Sex Offenders.** According to my client, in or about February of 2008, the adult operation officers from the Pasadena and El Monte Divisions approached Lucky Star Motel. They requested that Lucky Star provide temporary accommodation to some of their parolees. These officers assured my client that these individuals did not pose any danger to the community, and that they work during day time and return at night. My client was also informed that the parolees will all move to a permanent location.

As its good faith efforts to assist the law enforcement agencies, and at the same time, provide some basic humanitarian aids to the parolees, Lucky Star honored the requests of the parole officers. However, my client had no knowledge that some of the parolees assigned to its motel were sex offenders. Upon its discovery of the misinformation, my client has immediately notified the parole agencies that it will no longer provide motel accommodation to parolees.

Continued ----- Page 3 of 4  
Los Angeles County Regional Planning Commission  
Re: Project Number R2006-01315(5)  
September 27, 2008

Attached as Exhibits C and D are written notifications by Lucky Star to Divisions of Parole Operation in Pasadena and El Monte, advising the agencies that it has discontinued the motel accommodation to parolees. .

**Further remedial Measures.** Lucky Star has implemented a series of remedial measures to further to prevent the perpetration of criminal activities on its properties. These measures include:

1. Additional lightings have been installed on the premises. Exhibit E.
2. 24-hour surveillance system has been enhanced. Exhibit F.
3. Warning sign against prostitution has been posted. Exhibit G.
4. Motel employees have been instructed to report to police all suspicious criminal activities.
5. The motel will not accept hourly guests.

### **The Proposed Denial of CUP**

The facts and circumstances described above do not warrant the denial of the CUP, The building structures and the motel operation have been in existence for many years. It is legal nonconforming under the current zoning regulations.

My client fully understands and shares the concerns of the community. Although the police incident reports involve Luck Star, there is no evidence to show that there is any negligent or intentional action on the part of Lucky Star that has contributed to the alleged criminal activities. On the contrary, Luck Star itself has been a victim, and its efforts have deterred and decrease the illegal activities. As discussed above, Luck Star will continue its effort in the crime fighting.

Lucky Star hires six employees, and contributed approximately \$13000 annual tax to the County of Los Angeles and the City of Pasadena. The denial of its permit to continue the motel operation will eliminate the job opportunities and the tax revenue. Without a business operation in the building, a blighted spot will be resulted in the area, and adversely affect the adjacent land owners and business operators.

My client therefore respectfully requests that the commissioners approve its conditional use permit to continue its current business operation. My client is prepared to accept reasonable conditions imposed upon the requested approval.

Continued ----- Page 3 of 4

Los Angeles County Regional Planning Commission

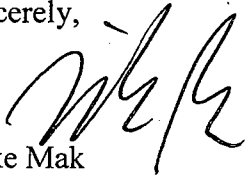
Re: Project Number R2006-01315(5)

September 27, 2008

Due to the time constraints, this letter is not intended to fully describe all of the facts upon which my client's claims are based. Nor is it intended to identify all of my client's rights and remedies in this matter. Lucky Star will fully cooperate if the commission requires additional information to render a decision.

Thank you in advance for your anticipated cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Mak', is written over the printed name.

Mike Mak

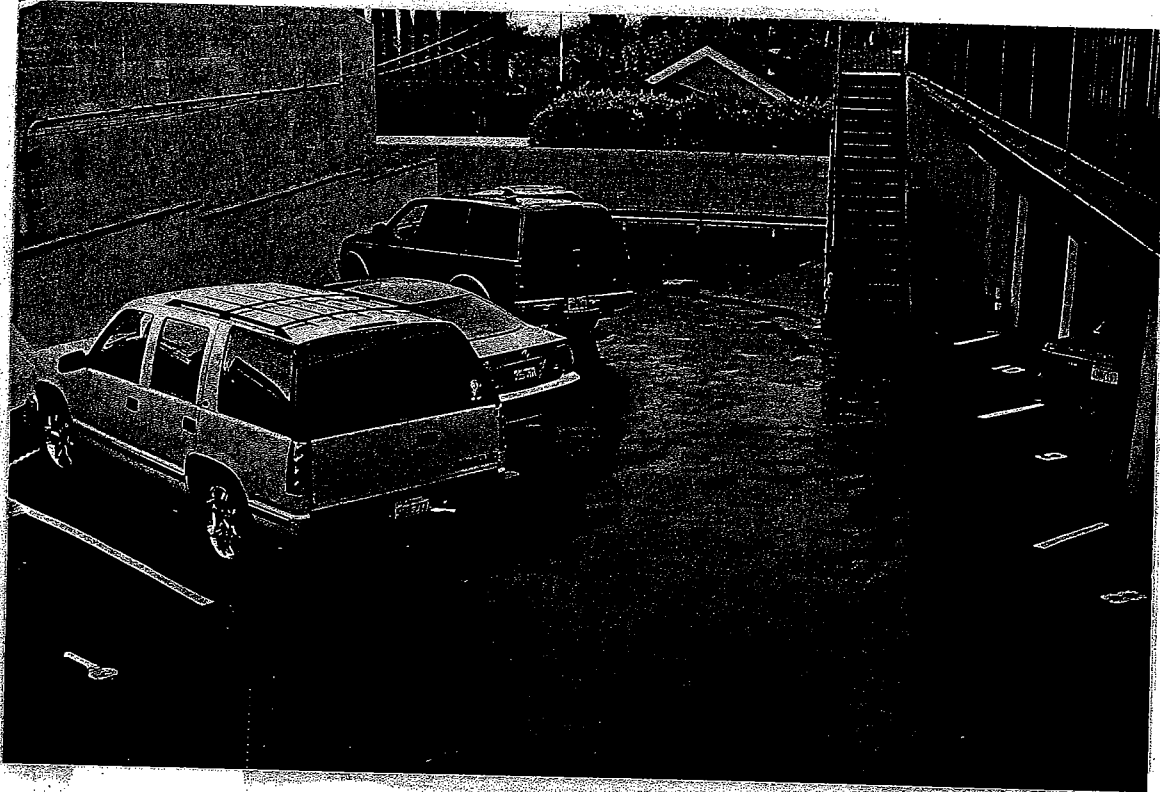
CC: client

Enc.



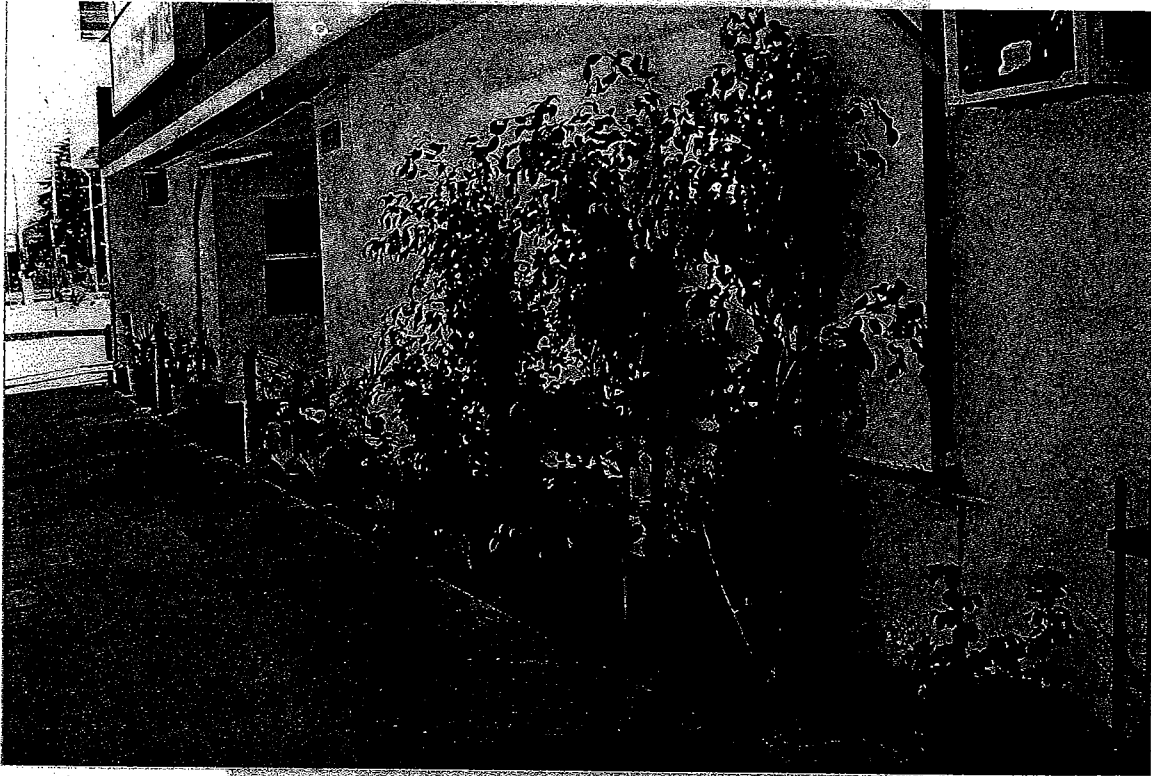
NEWLY PAVED PARKING LOT

EXHIBIT A



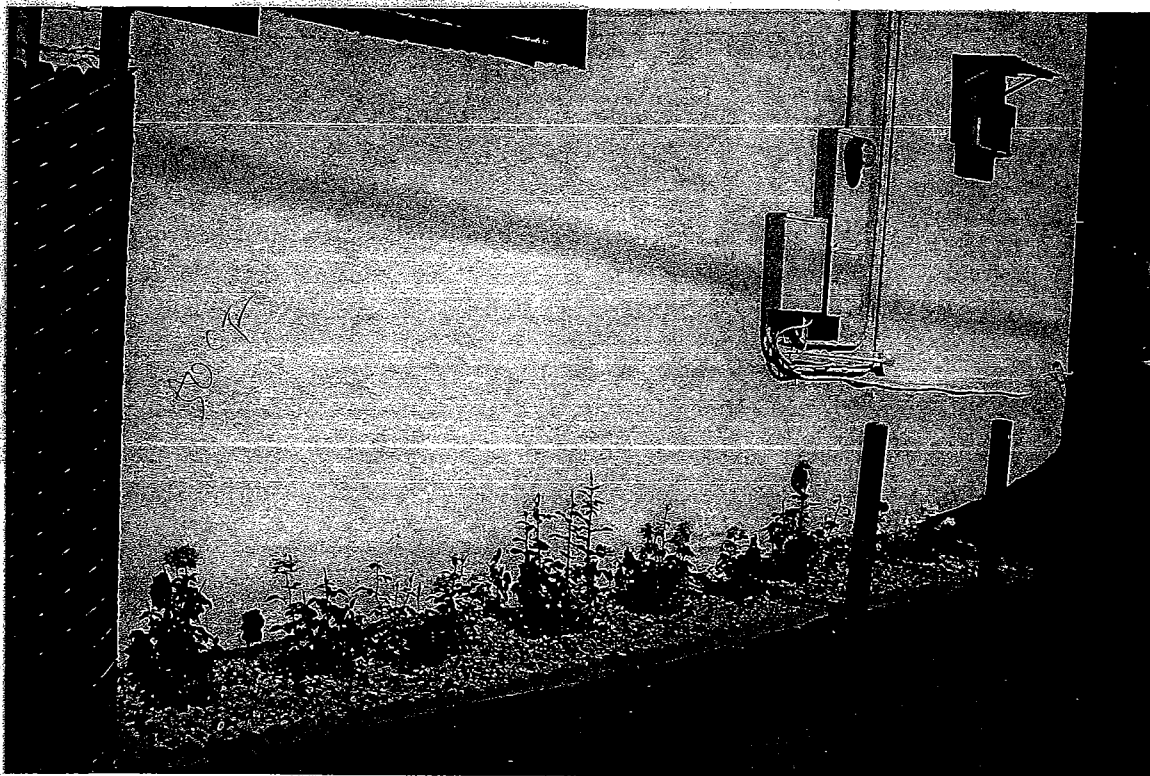
NEWLAND LANDSCAPES

EXHIBIT B



NEW LANDSCAPE

EXHIBIT B



**EXHIBIT C**

Via Certified Mail #7007 0220 0003 6332 5875

Dana Glen, Inc.  
3872 East Colorado Blvd  
Pasadena, CA 91107  
(626)-585-2967

Division of Adult Parole Operation  
Pasadena Parole Complex  
333 East Walnut Street  
Pasadena, CA 91101

Re: Lucky Star Motel  
3872 East Colorado Blvd, Pasadena, CA  
Notice of Discontinuing Accommodations

Dear Sirs,

I am writing to further confirm my recent phone discussion with your office concerning the temporary motel accommodation to parolees from your division.


We had in the past provided occasional motel accommodation to your parolees at your requests. Our decision to do so was based upon the intention to alleviate the difficulties State agency experienced, and at the same time, to provide humanitarian assistance to the individuals involved. We had also relied on the assurance that the parolees assigned to the location were not criminals that posed dangers to the community.

It has come to our attention that our cooperation with your agency has drawn strong criticisms from the community, and has caused Los Angeles County to consider the revocation of our permit to operate the motel. We have also discovered to our great distraught that Lucky Star Motel had been registered as facility housing sex offenders. Such registration was done without our prior knowledge and consent, and it is erroneous.

In light of the above grave situation, we must immediately discontinue all motel accommodations to parolees. In the meantime, we respectfully request that your agency timely remove the erroneous registration as described above.

Please contact the undersigned should you have any questions. Thank you in advance for your anticipated cooperation.

Sincerely,

  
Diana Cheng  
Dana Glen, Inc.

**EXHIBIT D**

Via Certified Mail #7007 0220 0003 6332 5868

Dana Glen, Inc.  
3872 East Colorado Blvd  
Pasadena, CA 91107  
(626)-585-2967

Division of Adult Parole Operation  
El Monte Unit  
9900 Baldwin Place  
El Monte, CA 91731-2816

Re: Lucky Star Motel  
3872 East Colorado Blvd, Pasadena, CA  
Notice of Discontinuing Accommodations

Dear Sirs,

I am writing to further confirm my recent phone discussion with your office concerning the temporary motel accommodation to parolees from your division.

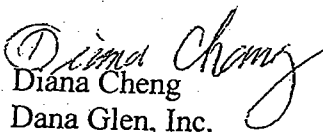
We had in the past provided occasional motel accommodation to your parolees at your requests. Our decision to do so was based upon the intention to alleviate the difficulties State agency experienced, and at the same time, to provide humanitarian assistance to the individuals involved. We had also relied on the assurance that the parolees assigned to the location were not criminals that posed dangers to the community.

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In light of the above grave situation, we must immediately discontinue all motel accommodations to parolees. In the meantime, we respectfully request that your agency timely remove the erroneous registration as described above.

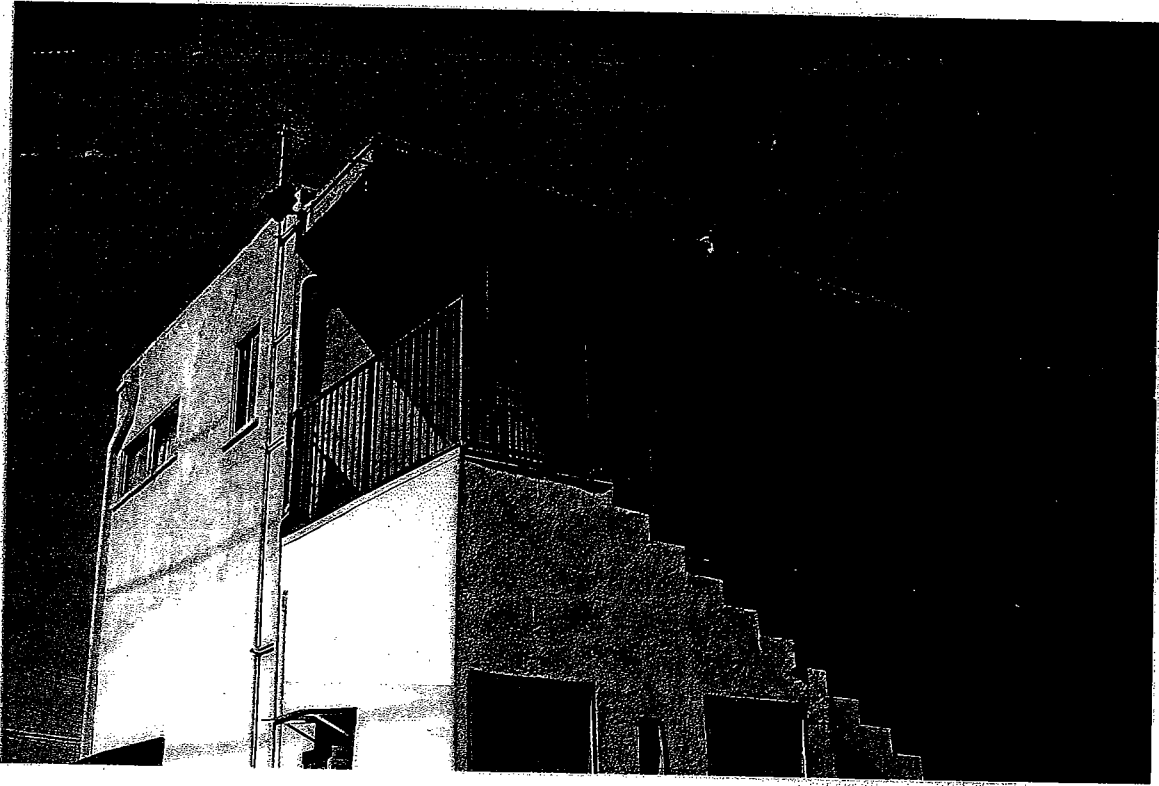
Please contact the undersigned should you have any questions. Thank you in advance for your anticipated cooperation.

Sincerely,

  
Diana Cheng  
Dana Glen, Inc.

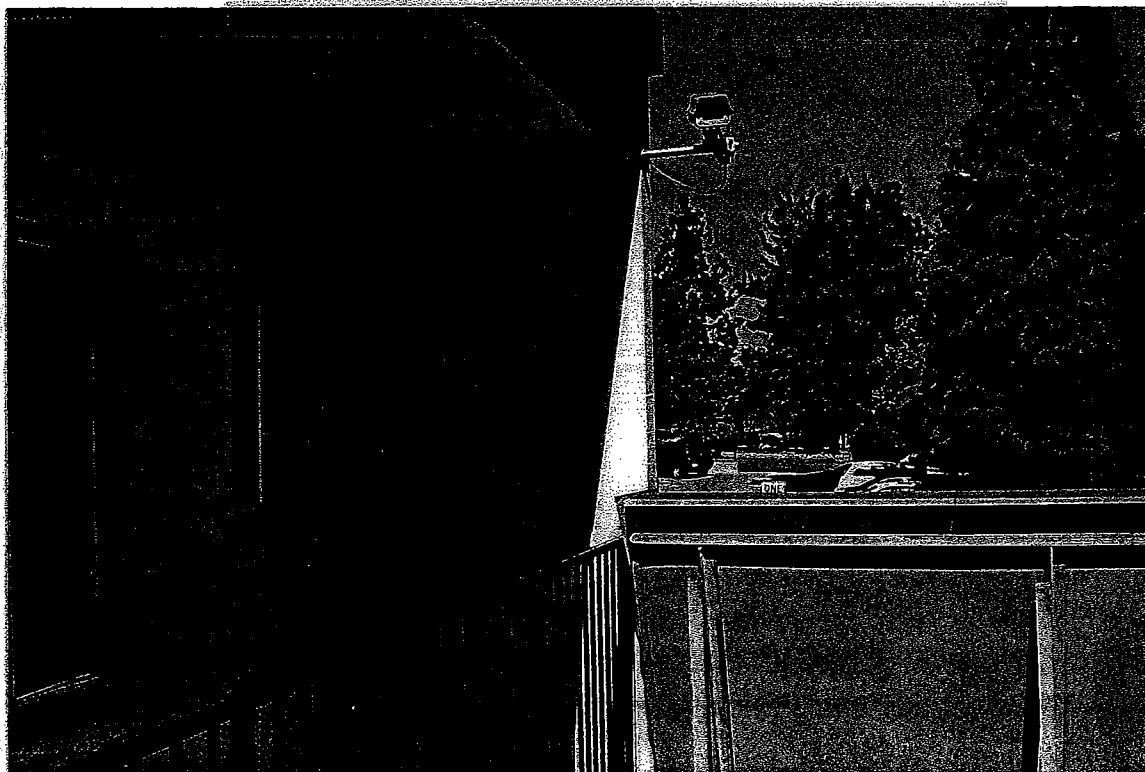
NEW & ADDITIONAL LIGHTINGS

EXHIBIT E



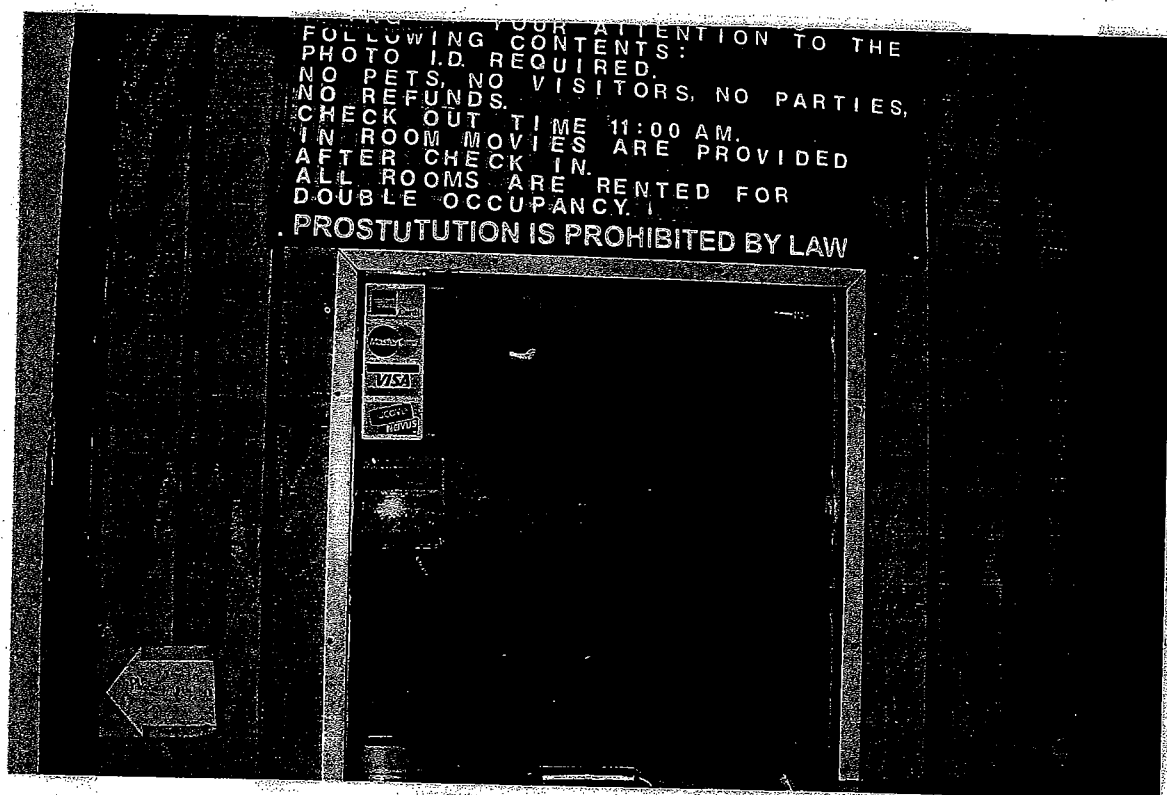
# SURVEILLANCE CAMERA

EXHIBIT F



# EXHIBIT G

## WARNING SIGN AGAINST PROSTITUTION







Los Angeles County  
Department of Regional Planning


*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

October 1, 2008

TO: Harold V. Helsley, Chair  
Leslie G. Bellamy, Vice-Chair  
Esther Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Mi Kim   
Principal Regional Planning Assistant  
Zoning Permits I Section

SUBJECT: **AGENDA ITEM NO. 6**  
**PROJECT NO. R2006-01328-(5)**  
**CONDITIONAL USE PERMIT NO. 200600099-(5)**

**AGENDA ITEM NO. 8**  
**PROJECT NUMBER R2006-01315-(5)**  
**CONDITIONAL USE PERMIT NO. RCUP 200600095-(5)**

Staff received the attached additional correspondence regarding the Days Inn and Lucky Star motels.

If you need further information, please call Ms. Mi Kim at (213) 974-6443, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachments



PLANNING AND DEVELOPMENT DEPARTMENT

September 30, 2008

Los Angeles County Department of Regional Planning  
Attn: Jon Sanabria, Deputy Director/Mi Kim, Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles CA 90012

SENT VIA FAX: 213-974-6384

**Re: REGIONAL PLANNING COMMISSION HEARINGS, COUNTY PROJECT #R2006-0128 AND R2006-0135, MOTELS ON EAST COLORADO BOULEVARD (THE LUCKY STAR AND REGAL HOTELS).**

Mr. Sanabria:

The City of Pasadena received notice of two Conditional Use Permits hearings that are scheduled to be held with the Regional Planning Commission on October 1, 2008. These two Conditional Use Permits are related to motels at 3800 and 3872 East Colorado Boulevard, near the jurisdiction of Pasadena. The project numbers are referenced above.

This letter is intended to provide the Commission with information from the City of Pasadena on negative impacts to our City and the surrounding area as a result of the operations and conditions at these two motels. Attached to this letter is a memo from the Pasadena Police Department outlining their concerns and opposition, which includes statistical data related to several similar hotels in the surrounding area from September 1, 2006 through September 8, 2008 (The Lucky Star and Regal Hotels are outside of the City of Pasadena, therefore no direct statistics are available for those two locations). Based on evidence from the Pasadena Police Department (as well as comments received from adjacent jurisdictions such as Arcadia), East Colorado Boulevard has been a chronic area for prostitution for many years. These two hotels have contributed to this problem and Pasadena police officers have witnessed prostitutes westbound on Colorado Boulevard traveling between both hotels. Also, during prostitution arrests officers have witnessed prostitutes leaving Pasadena hotels and entering the subject hotels to avoid arrest. A summary of the police activity is provided for your review and includes arrests ranging from homicide to lewd conduct and public intoxication.

With the location of these two motels in close proximity to the City of Pasadena and residential neighborhoods in adjacent jurisdictions, City staff including the Pasadena Police Department find it necessary to provide this information to decision makers as they consider the Conditional Use Permits for these two motels. The Commissioners

175 North Garfield Avenue • Pasadena, CA 91101-1704  
(626) 744-4650  
[www.cityofpasadena.net](http://www.cityofpasadena.net)

should be aware that these two hotels contribute directly to the continued prostitution and overall decay of the area, as well as the police resources from several jurisdictions that are necessary to continually respond to problems.

If you have any additional questions, please contact me at 626-744-4009.

Sincerely,



Richard J. Bruckner  
Director of Planning and Development

RB/jps  
enc

cc: Bernard Melekian, Acting City Manager, City of Pasadena  
Christopher O. Vicino, Acting Chief of Police, City of Pasadena

Memorandum – City of Pasadena  
Police Department

September 9, 2008

**To:** Los Angeles County Board of Supervisors

**From:** Christopher O. Vicino,  
Acting Chief of Police  
Pasadena Police Department

**Re:** Project Number R2006-01315-5  
CUP# 2006-00095-5

**Summary**

This is a summary of statistical information for all hotel / motels on Colorado Boulevard east of San Gabriel Avenue including the impact on prostitution.

**Background**

East Colorado Boulevard has been a chronic area for prostitution for many years. There is no one single reason for this fact but there are several contributing factors to this issue. For prostitution to take place, clients (Johns) must know where to go to find prostitutes who conduct business without the benefit of signage or other normal business marketing techniques. This usually results in clients returning to the same general area which partially explains why the activity has gone on for so long despite Pasadena Police Departments' ongoing and aggressive enforcement efforts.

The presence of low cost hotels and motels in the area is also conducive to continued prostitution. While not necessarily the actual site of the crime, these facilities provide for a convenient place where prostitutes can sleep or service their clients near the area they work in. This exacerbates the overall crime issue.

The presence of such hotels and motels is not exclusive to Pasadena. The Lucky Star and The Regal Hotels are several blocks outside of the east city limit in the County area of Los Angeles. Because both locations are not inside the city of Pasadena, no statistical information is maintained by the Pasadena Police Department regarding them.

However, these two hotels have contributed to this problem for as long as anyone can remember at the Pasadena Police Department. I have personally seen as many as six prostitutes at a time casually walking into Pasadena, westbound on Colorado Blvd on many occasions, travelling from both hotels. I have also noticed that during sting operations those arrested or those who have seen others arrested for prostitution, often notify other prostitutions about our enforcement operations. During these times I've then witnessed an exodus from Pasadena to these hotels to avoid apprehension.

This area of East Colorado is a buffer zone between the County area and the City of Pasadena. It extends from Symes Cadillac on the north to the intersection of Northrop Ave & Colorado on the west and south sides.

This buffer zone also provides a jurisdictional haven for prostitutes who become savvy about law enforcement efforts by avoiding arrest and prosecution by remaining in this area to avoid our enforcement efforts.

Over the past two years there have been 322 total incidents and arrests of prostitution or prostitution related offenses on East Colorado between San Gabriel Bl. to the east city limit.

The presence of low cost hotel and motel rooms is a significant contributing factor to this chronic problem.

**Recommendation**

For staff review and public comments.

Summary By Location By Call Type  
September 1, 2006 through September 1, 2008

Call Type	Location																				TOTALS
	Ace Motel	America's Best Western/ EconoLodge Motel	Astro Motel	Best Western	Comfort Inn	Hi-Way Host Motel	Kingston	Marriot Hotel	Pasadena Inn	Pasadena Motor Inn	Quality Inn	Ritz Carlton/ Langham Hotel	Sheraton Hotel	Siesta Inn Motel	Super 8 Motel	Swiss Lodge Motel	Travel Lodge Motel	Vagabond Motel	Westway Inn Motel	The Westin	
187 - Homicide											1										1
243A - Battery	4	2						3			2	4	1	2	1	2			2		23
245A - Aslt W/Deadly Weapon	1									4						2					7
273-5 - Spouse Beating	1	1						1			1					1			1		6
415BG - Disturbance - Boy/Girl	5		1					2	1	12	2	4		3	2	9		4	5	2	52
415FAM - Disturbance - Family		1			1					8	1	1			2				3	1	18
415FYT - Disturbance - Fight		1					1			1	1		3						1	1	9
415G													1								1
415GRP - Disturbance - Group		1						1		2		1	1								1
415J - Disturbance - Juvenile																				2	8
415M - Disturbance - Misc.	10									1								1			2
415MUS - Disturbance - Loud Music	1	13	1		2	1	14	12		35	11	13	9	10	21	16	14	9	34	8	233
415T - Disturbance - Threat								1			1	2	2		1				1		8
647A - Lewd Conduct												1			1						3
647B - Prostitution	1		1		1	2	1				2										2
647F - Public Intox Alcohol	1	2	1					6	1	3	4	8	3		11	32					99
918 - Psycho	1	2					3	1	3	4	2			2	1	2	5		8	2	43
918V																					36
HSVIOL - Misc. Health-Safety Violation	24	4	4		2		2			16	16			4	11	12	3	10	29	1	0
WRTARS - Warrant Arrest	14	5	2	1	1	2	1	1		29	14		1	6	11	24	5	5	15		138
																					137

Summary By Location By Call Type  
September 1, 2006 through September 1, 2008

TOTAL	63	32	10	1	7	5	22	28	5	119	104	34	21	27	64	101	29	30	101	23	826
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The Westin Hotel  
191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
415BG	DISTURBANCE - BOY/GI	10/28/2006	Saturday	1:02	P06060080	RES	191 N LOS ROBLES AV	3Q1	P063010015
415BG	DISTURBANCE - BOY/GI	2/15/2008	Friday	3:03		CAN	191 N LOS ROBLES AV	4L15	P080460035
Count									
415FAM	DISTURBANCE - FAMILY	2/11/2008	Monday	3:47		CAN	191 N LOS ROBLES AV #1037	3L31	P080420043
415FAM									2
Count									
415FYT	DISTURBANCE - FIGHT	1/28/2007	Sunday	1:52	P07005324	GOA	191 N LOS ROBLES AV	3S3	P070280037
415FYT									1
Count									
415GRP	DISTURBANCE - GROUP	1/2/2007	Tuesday	9:38	P07000317	RES	191 N LOS ROBLES AV	1L52	P070020056
415GRP	DISTURBANCE - GROUP	8/15/2007	Thursday	0:35		CAN	191 N LOS ROBLES AV		P072280010
Count									
415M	DISTURBANCE - MISCEL	11/21/2006	Tuesday	20:11	P06065029	RES	191 N LOS ROBLES AV #941	3L51	P063250315
415M	DISTURBANCE - MISCEL	8/19/2007	Sunday	5:56	P07045934	RES	191 N LOS ROBLES AV	3L41	P072310079
415M	DISTURBANCE - MISCEL	9/30/2007	Sunday	1:17	P07054293	RES	191 N LOS ROBLES AV	3L52	P072730033
415M	DISTURBANCE - MISCEL	11/11/2007	Sunday	3:32	P07062648	RES	191 N LOS ROBLES AV	3L52	P073150065
415M	DISTURBANCE - MISCEL	3/25/2007	Sunday	19:24	P07016493	RES	191 N LOS ROBLES AV	3A21	P070840253
415M	DISTURBANCE - MISCEL	5/28/2007	Monday	1:13	P07028860	RES	191 N LOS ROBLES AV #1046	3L52	P071480012
415M	DISTURBANCE - MISCEL	3/8/2008	Saturday	0:11		CAN	191 N LOS ROBLES AV #1005		P080680003
415M	DISTURBANCE - MISCEL	8/11/2008	Monday	3:34	P08042839	RES	191 N LOS ROBLES AV #523	3L31	P082240029
Count									8
647F	PUBLIC INTOX ALCOHOL	12/14/2007	Friday	19:25	P07068920	RPT	191 N LOS ROBLES AV #2	2L15	P073480279
647F	PUBLIC INTOX ALCOHOL	11/24/2006	Friday	21:49	P06065550	RPT	191 N LOS ROBLES AV	3L52	P063280254
647F	PUBLIC INTOX ALCOHOL	12/16/2006	Saturday	0:17	P06069512	RES	191 N LOS ROBLES AV	3L51	P063500009
647F	PUBLIC INTOX ALCOHOL	4/29/2007	Sunday	2:33		CAN	191 N LOS ROBLES AV	3S3	P071190050
647F	PUBLIC INTOX ALCOHOL	6/13/2008	Friday	1:20	P08030955	RPT	191 N LOS ROBLES AV	4C1	P081650025
647F	PUBLIC INTOX ALCOHOL	11/5/2006	Sunday	19:51	P06061880	GOA	191 N LOS ROBLES AV	2L15	P063090307
Count									
918	PSYCHO	11/1/2007	Thursday	12:41	P07060782	RES	191 N LOS ROBLES AV #1025	1L51	P073050197
918	PSYCHO	6/28/2007	Thursday	16:58	P07035291	RES	191 N LOS ROBLES AV	HP3	P071790320



The Westin Hotel  
191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
918									
Count									
HSVIOL	MISC HEALTH-SAFETY V	7/23/2008	Wednesday	11:45	P08039247	GOA	191 N LOS ROBLES AV #303	1L51	P082050151
HSVIOL									

Count  
Grand  
Count

1

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Vagabond Motel  
1203 E. Colorado Blvd.  
September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
415BG	DISTURBANCE - BOY/GI	10/12/2006	Sunday	21:28	P06054990	RES	1203 E COLORADO BL	3L41	P062740301
415BG	DISTURBANCE - BOY/GI	8/4/2007	Saturday	1:54	P07042796	RES	1203 E COLORADO BL #311	3L11	P072160038
415BG	DISTURBANCE - BOY/GI	4/13/2008	Sunday	23:37	P08019395	RES	1203 E COLORADO BL #212	2L55	P081040321
415BG	DISTURBANCE - BOY/GI	6/3/2008	Sunday	8:34	P08041452	RES	1203 E COLORADO BL #225	1A31	P082160069
Count									
415J	DISTURBANCE - JUVENI	12/30/2006	Saturday	10:36		CAN	1203 E COLORADO BL		4
415J									P063640122
Count									
415M	DISTURBANCE - MISCEL	1/21/2007	Sunday	7:32	P07004018	RES	1203 E COLORADO BL #105	1L42	P070210049
415M	DISTURBANCE - MISCEL	3/8/2007	Thursday	6:17	P07012861	GOA	1203 E COLORADO BL #107	S80	P070670045
415M	DISTURBANCE - MISCEL	4/28/2007	Saturday	2:24	P07022822	RES	1203 E COLORADO BL	3A21	P071180046
415M	DISTURBANCE - MISCEL	4/29/2007	Sunday	4:12		CAN	1203 E COLORADO BL		P071190071
415M	DISTURBANCE - MISCEL	10/21/2006	Saturday	14:10		CAN	1203 E COLORADO BL		P062940205
415M	DISTURBANCE - MISCEL	9/10/2007	Monday	12:32	P07050397	RES	1203 E COLORADO BL	2L35	P072530137
415M	DISTURBANCE - MISCEL	12/2/2006	Saturday	14:16	P06066937	RES	1203 E COLORADO BL #319	2A35	P063360203
415M	DISTURBANCE - MISCEL	5/30/2008	Friday	18:15	P08028325	RES	1203 E COLORADO BL	2U73	P081510372
415M	DISTURBANCE - MISCEL	10/7/2006	Saturday	19:27	P06056184	RES	1203 E COLORADO BL	2A35	P062800293
Count									
647F	PUBLIC INTOX ALCOHOL	7/27/2008	Sunday	1:38	P08040000	RES	1203 E COLORADO BL	2A55	P082090047
647F									9
Count									
HSVIOL	MISC HEALTH-SAFETY V	1/3/2007	Wednesday	2:47	P07000482	RPT	1203 E COLORADO BL	3L11	P070030027
HSVIOL	MISC HEALTH-SAFETY V	11/10/2006	Friday	20:14	P06062861	GOA	1203 E COLORADO BL	3A31	P063140315
HSVIOL	MISC HEALTH-SAFETY V	10/7/2007	Sunday	18:56	P07055884	GOA	1203 E COLORADO BL	Z50	P072800275
HSVIOL	MISC HEALTH-SAFETY V	11/26/2007	Monday	0:24	P07065493	RPT	1203 E COLORADO BL #303	2A35	P073300005
HSVIOL	MISC HEALTH-SAFETY V	12/1/2006	Friday	22:25	P06066774	RPT	1203 E COLORADO BL #319	2A35	P063350343
HSVIOL	MISC HEALTH-SAFETY V	4/16/2008	Wednesday	21:55	P08019984	RPT	1203 E COLORADO BL	2K43	P081070487
HSVIOL	MISC HEALTH-SAFETY V	4/17/2008	Thursday	21:27	P08020190	RPT	1203 E COLORADO BL	4A35	P081080431
HSVIOL	MISC HEALTH-SAFETY V	4/23/2007	Monday	20:49	P07022001	GOA	1203 E COLORADO BL	2L55	P071130288
HSVIOL	MISC HEALTH-SAFETY V	1/3/2007	Wednesday	2:41	P07000477	RPT	1203 E COLORADO BL	3L41	P070030023
HSVIOL	MISC HEALTH-SAFETY V	1/3/2007	Wednesday	2:46	P07000481	RPT	1203 E COLORADO BL	4S4	P070030026
Count									10

Vagabond Motel  
1203 E. Colorado Blvd.  
September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
WRTARS	WARRANT ARREST	8/4/2007	Saturday	2:39	P07042797	RPT	1203 E COLORADO BL #311	3L11	P072160052
WRTARS	WARRANT ARREST	1/3/2007	Wednesday	2:45	P07000480	RPT	1203 E COLORADO BL #323	4A35	P070030025
WRTARS	WARRANT ARREST	3/14/2007	Wednesday	18:51	P07014210	RPT	1203 E COLORADO BL	3L31	P070730317
WRTARS	WARRANT ARREST	6/30/2007	Saturday	22:29	P07035819	RES	1203 E COLORADO BL	3A31	P071810346
WRTARS	WARRANT ARREST	1/3/2007	Wednesday	1:08	P07000479	RPT	1203 E COLORADO BL #323	4A35	P070030013

Count

Grand

Count

5

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Westway Inn Motel  
1599 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
243A	BATTERY	9/20/2006	Wednesday	3:20	P06052604	RES	1599 E COLORADO BL #310	4L35	P062630029
243A	BATTERY	7/21/2007	Saturday	7:48	P07039959	RPT	1599 E COLORADO BL	1L32	P072020089
Count									
273-5	SPOUSE BEATING	7/13/2008	Sunday	15:10	P08037323	RPT	1599 E COLORADO BL #308	2L35	P081950180
273-5									2
Count									
415BG	DISTURBANCE - BOY/GI	11/29/2006	Wednesday	5:44	P06066268	RES	1599 E COLORADO BL #202	4L35	P063330044
415BG	DISTURBANCE - BOY/GI	6/9/2007	Saturday	21:51	P07031404	GOA	1599 E COLORADO BL	2L35	P071600321
415BG	DISTURBANCE - BOY/GI	9/4/2006	Monday	15:01	P06049446	GOA	1599 E COLORADO BL	2L35	P062470210
415BG	DISTURBANCE - BOY/GI	5/18/2008	Sunday	20:59	P08026087	RES	1599 E COLORADO BL #308	3L31	P081390288
415BG	DISTURBANCE - BOY/GI	11/20/2006	Monday	4:59			1599 E COLORADO BL #317	3L51	P063240044
Count									
415FAM	DISTURBANCE - FAMILY	9/20/2006	Wednesday	4:14	P06052607	RES	1599 E COLORADO BL	4L35	P062630033
415FAM	DISTURBANCE - FAMILY	6/16/2008	Monday	18:49	P08031746	RES	1599 E COLORADO BL	3L31	P081680293
415FAM	DISTURBANCE - FAMILY	9/24/2006	Sunday	23:04	P06053574	RES	1599 E COLORADO BL #310	2L35	P062670275
415FAM									
Count									
415FYT	DISTURBANCE - FIGHT	6/9/2007	Saturday	1:00	P07031251	RES	1599 E COLORADO BL #318	3L11	P071600017
415FYT									3
Count									
415M	DISTURBANCE - MISCEL	2/24/2007	Saturday	23:54	P07010675	RES	1599 E COLORADO BL	2A25	P070550337
415M	DISTURBANCE - MISCEL	3/5/2007	Monday	19:39	P07012362	RES	1599 E COLORADO BL #212	3L31	P070640289
415M	DISTURBANCE - MISCEL	3/29/2007	Thursday	23:00		CAN	1599 E COLORADO BL #212	3L31	P070880370
415M	DISTURBANCE - MISCEL	3/30/2007	Friday	16:24		CAN	1599 E COLORADO BL	2L35	P070890215
415M	DISTURBANCE - MISCEL	4/26/2007	Thursday	23:26	P07022603	RES	1599 E COLORADO BL #212	4L35	P071160433
415M	DISTURBANCE - MISCEL	6/2/2007	Saturday	11:22	P07029949	RES	1599 E COLORADO BL	1L31	P071530100
415M	DISTURBANCE - MISCEL	9/23/2006	Saturday	15:09	P06053311	RES	1599 E COLORADO BL #210	1L31	P062660197
415M	DISTURBANCE - MISCEL	11/4/2006	Saturday	9:25	P06061566	GOA	1599 E COLORADO BL #314	1L31	P063080106
415M	DISTURBANCE - MISCEL	6/13/2007	Wednesday	3:53	P07031986	RES	1599 E COLORADO BL	1L31	P071640179
415M	DISTURBANCE - MISCEL	7/3/2007	Tuesday	8:49	P07036276	RES	1599 E COLORADO BL #206	1L31	P071840079
415M	DISTURBANCE - MISCEL	12/10/2006	Sunday	1:17	P06068411	UTL	1599 E COLORADO BL	3L32	P063440041
415M	DISTURBANCE - MISCEL	8/21/2007	Tuesday	16:43	P07046393	UTL	1599 E COLORADO BL #314	1A21	P072330236
415M	DISTURBANCE - MISCEL	8/22/2007	Wednesday	13:47		CAN	1599 E COLORADO BL #215		P072340149

Westway Inn Motel  
1599 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
415M	DISTURBANCE - MISCEL	8/24/2007	Friday	13:36	P07046965	RES	1599 E COLORADO BL	1L31	P072360172
415M	DISTURBANCE - MISCEL	9/5/2007	Wednesday	12:55			1599 E COLORADO BL	1A21	P072480155
415M	DISTURBANCE - MISCEL	9/12/2007	Wednesday	22:43	P07050895	RES	1599 E COLORADO BL	4A35	P072550442
415M	DISTURBANCE - MISCEL	10/14/2007	Sunday	1:37	P07057138	RES	1599 E COLORADO BL	3L31	P072870030
415M	DISTURBANCE - MISCEL	10/14/2007	Sunday	3:36	P07057161	RES	1599 E COLORADO BL	3A21	P072870058
415M	DISTURBANCE - MISCEL	1/14/2008	Monday	13:10	P08002506	RES	1599 E COLORADO BL #409	1L31	P080140170
415M	DISTURBANCE - MISCEL	2/17/2008	Sunday	17:23		CAN	1599 E COLORADO BL #417		P080480214
415M	DISTURBANCE - MISCEL	3/9/2008	Sunday	0:43	P08012320	UTL	1599 E COLORADO BL	2A35	P080690018
415M	DISTURBANCE - MISCEL	4/5/2008	Saturday	19:34	P08017786	RES	1599 E COLORADO BL	2A35	P080960274
415M	DISTURBANCE - MISCEL	5/9/2008	Friday	19:24	P08024222	RES	1599 E COLORADO BL	2L35	P081300343
415M	DISTURBANCE - MISCEL	5/17/2008	Saturday	22:52	P08025905	RES	1599 E COLORADO BL #214	2L55	P081380353
415M	DISTURBANCE - MISCEL	1/29/2007	Monday	15:32	P07005611	GOA	1599 E COLORADO BL	2A35	P070290216
415M	DISTURBANCE - MISCEL	5/25/2008	Sunday	0:54	P08027292	RES	1599 E COLORADO BL	3L31	P081460024
415M	DISTURBANCE - MISCEL	2/9/2007	Friday	12:19	P07007642	RES	1599 E COLORADO BL #212	1L21	P070400132
415M	DISTURBANCE - MISCEL	6/21/2008	Saturday	13:49		CAN	1599 E COLORADO BL		P081730177
415M	DISTURBANCE - MISCEL	6/28/2008	Saturday	20:15	P08034219	RES	1599 E COLORADO BL	3L31	P081800255
415M	DISTURBANCE - MISCEL	6/29/2008	Sunday	22:41		CAN	1599 E COLORADO BL	2A55	P081810310
415M	DISTURBANCE - MISCEL	7/2/2008	Wednesday	21:36	P08035041	RES	1599 E COLORADO BL	2A35	P081840453
415M	DISTURBANCE - MISCEL	2/24/2007	Saturday	22:33		CAN	1599 E COLORADO BL #212	2A25	P070550319
415M	DISTURBANCE - MISCEL	7/26/2008	Saturday	23:05		CAN	1599 E COLORADO BL		P082080330
415M	DISTURBANCE - MISCEL	7/31/2008	Thursday	21:45	P08040942	RES	1599 E COLORADO BL	Z50	P082130417
Count									34
415MUS	DISTURBANCE - LOUD M	2/24/2007	Saturday	3:38	P07010531	RES	1599 E COLORADO BL #218	3L31	P070550046
Count									1
647F	PUBLIC INTOX ALCOHOL	7/5/2008	Saturday	21:46	P08035790	UNF	1599 E COLORADO BL	3L31	P081870349
647F	PUBLIC INTOX ALCOHOL	12/31/2007	Monday	13:00	P07071993	RPT	1599 E COLORADO BL	BR91	P073650153
Count									2
918	PSYCHO	9/2/2007	Sunday	14:50	P07048808	RPT	1599 E COLORADO BL	HP1	P072450126
918	PSYCHO	5/16/2008	Friday	8:21	P08025538	RES	1599 E COLORADO BL	HP3	P081370104
918	PSYCHO	3/16/2008	Sunday	13:15	P08013725	RES	1599 E COLORADO BL #302	HP1	P080760139
918	PSYCHO	3/22/2008	Saturday	11:46	P08014974	RES	1599 E COLORADO BL #219	HP3	P080820118
918	PSYCHO	5/19/2008	Monday	18:36	P08026266	RES	1599 E COLORADO BL #316	3L32	P081400326

Westway Inn Motel  
1599 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
918	PSYCHO	2/11/2007	Sunday	0:38	P07007995	RPT	1599 E COLORADO BL #111	3A11	P070420013
918	PSYCHO	4/8/2008	Tuesday	11:06	P08018259	RES	1599 E COLORADO BL #414	HP1	P080990111
918	PSYCHO	6/19/2008	Thursday	11:35	P08032285	RES	1599 E COLORADO BL	HP3	P081710139
Count									8
HSVIOL	MISC HEALTH-SAFETY V	1/27/2008	Sunday	12:39	P08004758	RPT	1599 E COLORADO	1L41	P080270127
HSVIOL	MISC HEALTH-SAFETY V	1/27/2008	Sunday	14:51	P08004771	RPT	1599 E COLORADO BL #307	S96	P080270151
HSVIOL	MISC HEALTH-SAFETY V	2/10/2008	Sunday	0:28	P08007235	RPT	1599 E COLORADO	2A35	P080410006
HSVIOL	MISC HEALTH-SAFETY V	1/26/2006	Sunday	0:44	P06065752	RPT	1599 E COLORADO BL	3A41	P063300010
HSVIOL	MISC HEALTH-SAFETY V	2/22/2008	Friday	12:05	P08009394	RPT	1599 E COLORADO BL #117	1L31	P080530165
HSVIOL	MISC HEALTH-SAFETY V	7/22/2007	Sunday	2:38	P07040160	RPT	1599 E COLORADO BL	3A22	P072030061
HSVIOL	MISC HEALTH-SAFETY V	3/13/2008	Thursday	12:36	P08013160	RPT	1599 E COLORADO BL #112	Z53	P080730114
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	4:04	P07041429	RPT	1599 E COLORADO BL	3A22	P072090072
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	5:16	P07041430	RPT	1599 E COLORADO BL	3A22	P072090080
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	17:29	P07041509	RPT	1599 E COLORADO BL	2L35	P072090246
HSVIOL	MISC HEALTH-SAFETY V	7/28/2007	Saturday	19:34	P07041526	RPT	1599 E COLORADO BL	2A45	P072090292
HSVIOL	MISC HEALTH-SAFETY V	7/30/2007	Monday	0:48	P07041766	RPT	1599 E COLORADO BL	3A22	P072110014
HSVIOL	MISC HEALTH-SAFETY V	7/30/2007	Monday	2:03	P07041767	RPT	1599 E COLORADO BL	3A22	P072110025
HSVIOL	MISC HEALTH-SAFETY V	8/18/2007	Saturday	16:37	P07045794	RPT	1599 E COLORADO BL	2L15	P072300248
HSVIOL	MISC HEALTH-SAFETY V	11/3/2006	Friday	23:50	P06061503	RPT	1599 E COLORADO BL	V23	P063070450
HSVIOL	MISC HEALTH-SAFETY V	4/13/2007	Friday	13:54	P07020109	RPT	1599 E COLORADO BL	1L41	P071030158
HSVIOL	MISC HEALTH-SAFETY V	2/16/2007	Friday	18:34	P07009110	GOA	1599 E COLORADO BL #209	2A25	P070470287
HSVIOL	MISC HEALTH-SAFETY V	6/13/2008	Friday	19:48	P08031103	RPT	1599 E COLORADO BL	S86	P081650293
HSVIOL	MISC HEALTH-SAFETY V	8/28/2007	Tuesday	22:16	P07047834	RPT	1599 E COLORADO BL	3L31	P072400366
HSVIOL	MISC HEALTH-SAFETY V	5/30/2007	Wednesday	20:46	P07029423	RPT	1599 E COLORADO BL #119	3L31	P071500382
HSVIOL	MISC HEALTH-SAFETY V	12/8/2006	Friday	23:24	P06068185	RPT	1599 E COLORADO BL	3L32	P063420464
HSVIOL	MISC HEALTH-SAFETY V	11/3/2006	Friday	19:34	P06061472	RPT	1599 E COLORADO BL #314	V26	P063070330
HSVIOL	MISC HEALTH-SAFETY V	10/11/2007	Thursday	12:08	P07056566	RPT	1599 E COLORADO BL #303	S91	P072840146
HSVIOL	MISC HEALTH-SAFETY V	1/13/2007	Saturday	3:36	P07002524	RPT	1599 E COLORADO BL	3L41	P070130054
HSVIOL	MISC HEALTH-SAFETY V	11/3/2006	Friday	21:37	P06061477	RPT	1599 E COLORADO BL #314	V26	P063070380
HSVIOL	MISC HEALTH-SAFETY V	12/28/2007	Friday	1:10	P07071371	RPT	1599 E COLORADO BL	3L31	P073620013
HSVIOL	MISC HEALTH-SAFETY V	6/16/2007	Saturday	5:10	P07032661	RPT	1599 E COLORADO BL	3A22	P071670066
HSVIOL	MISC HEALTH-SAFETY V	3/27/2007	Tuesday	13:39	P07016846	UNF	1599 E COLORADO BL #212	2L45	P070860173
HSVIOL	MISC HEALTH-SAFETY V	8/1/2008	Friday	22:28	P08041175	RPT	1599 E COLORADO BL	Z50	P082140358

Westway Inn Motel  
1599 E. Colorado Blvd.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
HSVIOL									
Count									
WRTARS	WARRANT ARREST	11/16/2007	Friday	14:34	P07063750	RPT	1599 E COLORADO BL #404	1L52	P073200196
WRTARS	WARRANT ARREST	11/16/2007	Friday	16:03	P07063760	RPT	1599 E COLORADO BL #404	1L52	P073200236
WRTARS	WARRANT ARREST	6/13/2008	Friday	20:20	P08031108	RPT	1599 E COLORADO BL	S86	P081650305
WRTARS	WARRANT ARREST	5/24/2007	Thursday	0:12	P07028053	RPT	1599 E COLORADO BL	4A35	P071440007
WRTARS	WARRANT ARREST	6/24/2007	Sunday	4:19	P07034340	RPT	1599 E COLORADO BL	3A22	P071750069
WRTARS	WARRANT ARREST	7/29/2007	Sunday	17:23	P07041696	RPT	1599 E COLORADO BL	2L35	P072100218
WRTARS	WARRANT ARREST	4/2/2007	Monday	19:31	P07018027	RPT	1599 E COLORADO BL #314	2L45	P070920287
WRTARS	WARRANT ARREST	4/13/2008	Sunday	23:03	P08019389	RPT	1599 E COLORADO BL #118	3L31	P081040309
WRTARS	WARRANT ARREST	1/29/2007	Monday	14:39	P07005597	RPT	1599 E COLORADO BL #303	2A35	P070290185
WRTARS	WARRANT ARREST	2/7/2008	Thursday	21:04	P08006802	RPT	1599 E COLORADO BL	Z51	P080380364
WRTARS	WARRANT ARREST	4/13/2007	Friday	15:08	P07020111	RPT	1599 E COLORADO BL	1L41	P071030182
WRTARS	WARRANT ARREST	4/14/2007	Saturday	16:13	P07020340	RPT	1599 E COLORADO BL	1L41	P071040178
WRTARS	WARRANT ARREST	12/9/2006	Saturday	0:23	P06068187	RPT	1599 E COLORADO BL	3L32	P063430012
WRTARS	WARRANT ARREST	5/23/2008	Friday	21:07	P08027077	RPT	1599 E COLORADO BL #115	2L15	P081440332
WRTARS	WARRANT ARREST	9/1/2008	Monday	0:12	P08046938	RPT	1599 E COLORADO BL	3L41	P082450004

Count  
Grand  
Count

15

101

The Westin Hotel  
191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
415BG	DISTURBANCE - BOY/GI	10/28/2006	Saturday	1:02	P06060080	RES	191 N LOS ROBLES AV	3Q1	P063010015
415BG	DISTURBANCE - BOY/GI	2/15/2008	Friday	3:03		CAN	191 N LOS ROBLES AV	4L15	P080460035
Count									
415FAM	DISTURBANCE - FAMILY	2/11/2008	Monday	3:47		CAN	191 N LOS ROBLES AV #1037	3L31	P080420043
415FAM									2
Count									
415FYT	DISTURBANCE - FIGHT	1/28/2007	Sunday	1:52	P07005324	GOA	191 N LOS ROBLES AV	3S3	P070280037
415FYT									1
Count									
415GRP	DISTURBANCE - GROUP	1/2/2007	Tuesday	9:38	P07000317	RES	191 N LOS ROBLES AV	1L52	P070020056
415GRP	DISTURBANCE - GROUP	8/16/2007	Thursday	0:35		CAN	191 N LOS ROBLES AV		P072280010
415GRP									
Count									
415M	DISTURBANCE - MISCEL	11/21/2006	Tuesday	20:11	P06065029	RES	191 N LOS ROBLES AV #941	3L51	P063250315
415M	DISTURBANCE - MISCEL	8/19/2007	Sunday	5:56	P07045934	RES	191 N LOS ROBLES AV	3L41	P072310079
415M	DISTURBANCE - MISCEL	9/30/2007	Sunday	1:17	P07054293	RES	191 N LOS ROBLES AV	3L52	P072730033
415M	DISTURBANCE - MISCEL	11/11/2007	Sunday	3:32	P07062648	RES	191 N LOS ROBLES AV	3L52	P073150065
415M	DISTURBANCE - MISCEL	3/25/2007	Sunday	19:24	P07016493	RES	191 N LOS ROBLES AV	3A21	P070840253
415M	DISTURBANCE - MISCEL	5/28/2007	Monday	1:13	P07028860	RES	191 N LOS ROBLES AV #1046	3L52	P071480012
415M	DISTURBANCE - MISCEL	3/8/2008	Saturday	0:11		CAN	191 N LOS ROBLES AV #1005		P080680003
415M	DISTURBANCE - MISCEL	8/11/2008	Monday	3:34	P08042939	RES	191 N LOS ROBLES AV #523	3L31	P082240029
415M									8
Count									
647F	PUBLIC INTOX ALCOHOL	12/14/2007	Friday	19:25	P07068920	RPT	191 N LOS ROBLES AV #2	2L15	P073480279
647F	PUBLIC INTOX ALCOHOL	11/24/2006	Friday	21:49	P06065550	RPT	191 N LOS ROBLES AV	3L52	P063280254
647F	PUBLIC INTOX ALCOHOL	12/16/2006	Saturday	0:17	P06069512	RES	191 N LOS ROBLES AV	3L51	P063500009
647F	PUBLIC INTOX ALCOHOL	4/29/2007	Sunday	2:33		CAN	191 N LOS ROBLES AV	3S3	P071190050
647F	PUBLIC INTOX ALCOHOL	6/13/2008	Friday	1:20	P08030955	RPT	191 N LOS ROBLES AV	4C1	P081650025
647F	PUBLIC INTOX ALCOHOL	11/5/2006	Sunday	19:51	P06061880	GOA	191 N LOS ROBLES AV	2L15	P063090307
647F									
Count									6
918	PSYCHO	11/11/2007	Thursday	12:41	P07060782	RES	191 N LOS ROBLES AV #1025	1L51	P073050197
918	PSYCHO	6/28/2007	Thursday	16:58	P07035291	RES	191 N LOS ROBLES AV	HP3	P071790320



The Westin Hotel  
191 N. Los Robles Ave.

September 1, 2006 through September 1, 2008

Call Type	Translation	Call Date	Day of Week	Time	Case Number	Disposition	Address Street	Incident Number	Handling Unit
918									
Count									
HSVIOL	MISC HEALTH-SAFETY V	7/23/2008	Wednesday	11:45	P08039247	GOA	191 N LOS ROBLES AV #303	1L51	P082050151
HSVIOL									

Count

Grand

Count

1

23



## City of Arcadia

Development  
Services  
Department

Jason Kruckeberg  
*Development Services Director*

September 8, 2008

Los Angeles County Department of Regional Planning  
ATTN: Jon Sanabria, Deputy Director/ Mi Kim, Regional Planning  
320 West Temple Street, Room 1348  
Los Angeles CA 90012

SENT VIA FAX: 213-974-6384

**SUBJECT: REGIONAL PLANNING COMMISSION HEARINGS,  
COUNTY PROJECT #R2006-0128 AND R2006-0135,  
MOTELS ON EAST COLORADO BOULEVARD**

Mr. Sanabria:

The City of Arcadia Development Services Department received notice of two Conditional Use Permit hearings to be held with the Regional Planning Commission on September 10, 2008. These two Conditional Use Permits are related to motels at 3800 and 3872 East Colorado Boulevard, near the jurisdiction of the City of Arcadia. Your project numbers are referenced above in the subject line. This letter is intended to provide the Commission with information from the City of Arcadia on some of the impacts to our jurisdiction as a result of conditions at these two motels. The notices were forwarded to the Arcadia Police Department for their comments on these locations. We have combined the comments into one letter although we acknowledge these are two separate Conditional Use Permits and separate actions.

With regard to 3800 East Colorado, the "Regal Inn", Arcadia Police have made arrests out of this location for drug violations and warrants, and prostitutes who have used this motel have operated on the streets in the area of Michillinda/Colorado, Altura/Colorado, on the parking lot of Coco's Restaurant and into the residential neighborhood south of Colorado Boulevard from Altura. Arcadia PD has received calls from the local Homeowner's Association and residents complaining of prostitution activity occurring on the residential streets in this area generated from this motel. A crime suppression detail was active on this problem earlier in the calendar year which suppressed the immediate problem. These problems have

occurred for many years and it is anticipated they will continue to occur.

With regard to 3872 East Colorado, the "Lucky Star", this motel is almost immediately adjacent to our jurisdictional boundaries at Michillinda/Colorado Blvd. Arcadia PD has made arrests from this motel of a robbery/sexual assault suspect, prostitution, drugs, and warrants. Prostitutes contacted by Arcadia PD in the Coco's parking lot and residential streets to the east also came from this motel. Similar to the motel above, these problems have occurred for many years and it is anticipated they will continue.

With these two motels so close to Arcadia jurisdiction and residential neighborhoods in Arcadia, City staff believes it is important for the Commission to be aware of the problems encountered by Arcadia Police. Please contact me if you have any questions at 626-574-5414.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason", with a long horizontal flourish extending to the right.

Jason Kruckeberg, AICP  
Development Services Director

CC: Donald Penman, City Manager  
Bob Sanderson, Chief of Police





Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT NO. R2006-01315-(5)

CASE NO. RCUP 200600095-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE September 10, 2008	

APPLICANT Diana Mei Chang	OWNER Dana Glen Inc	REPRESENTATIVE --
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**ENTITLEMENT REQUEST**

Conditional use permit for the continued operation and maintenance of a motel in a C-2 (Neighborhood Business) zone.

**LOCATION/ADDRESS**

3872 East Colorado Blvd., Pasadena

**ACCESS**

Via East Colorado Blvd

**ZONED DISTRICT**

East Pasadena

**ASSESSORS PARCEL NUMBER**

5755-028-008

**COMMUNITY**

East Pasadena – East San Gabriel

**SIZE**

5,667 square feet

**COMMUNITY STANDARDS DISTRICT**

East Pasadena – East San Gabriel CSD

EXISTING LAND USE		EXISTING ZONING
Project Site	Motel	C-2 (Neighborhood Business)
North	Office Building, Paint Store	C-2 (Neighborhood Business), C-2-DP (Neighborhood Business – Development Permit )
East	Service Station, Single Family Residence	C-2, R-2 (Two Family Residence)
South	Single Family Residence	R-2
West	Vacant Store, Liquor Store, Offices	C-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	C - Major Commercial	n/a	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**

Categorical Exemption – Class 1(Existing Facilities)

**PROJECT DESCRIPTION**

The 13-unit motel is a two-story structure, which was built in 1947. The subject property is located on a 5,667-square foot, rectangular, flat lot with access via East Colorado Blvd. The site plan depicts 7 parking spaces including one handicap parking space.

**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.
- Satisfaction of Section 22.44.135 of Title 22 of the Los Angeles County Code, East Pasadena – East San Gabriel CSD requirements.
- Satisfaction of Section 22.28.170 of Title 22 of the Los Angeles County Code, Development Standards, C-2 (Neighborhood Business Zone).
- Consistency with the Los Angeles County General Plan.

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON Mi Kim		
RPC HEARING DATE(S) September 10, 2008; October 1, 2008	RPC ACTION DATE October 1, 2008	RPC RECOMMENDATION Denial
MEMBERS VOTING AYE Helsley, Bellamy, Valadez, Rew, Modugno	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) None		
SPEAKERS* (O) 22 (F) Applicants (3)	PETITIONS (O) (F)	LETTERS (O) 23 (F) None

\*(O) = Opponents (F) = In Favor

